



MESQUITE QUALITY OF LIFE CORPORATION (MQOLC) ANNUAL REPORT

Fiscal Year

October 1, 2024 – September 30, 2025

Mission Statement

*"The Mesquite Quality of Life Corporation identifies and funds public projects within the areas of **Transportation, Public Safety, and Parks and Recreation** that maintain and/or enhance the quality of life for Mesquite residents and businesses."*



Paschall Park Playground

TABLE OF CONTENTS

Board of Directors.....	3
Project Selection Criteria.....	4
Approved Projects.....	5
Five-Year Statement.....	6
4B Sales Tax Fund History.....	7
Addendum:	
State Law.....	9
Formation of the Corporation.....	10



Brunhilde Nystrom City Lake Aquatic Center

2025 BOARD OF DIRECTORS

Ron Ward, President
Tom Palmer, Vice President
Gilberto Prado, Treasurer
Lisa Theriot, Secretary
Nadine Ward
Homero Lopez
Debbie Anderson

Board Meetings

January 22, 2025

February 26, 2025

March 26, 2025

April 23, 2025

May 28, 2025

June 25, 2025

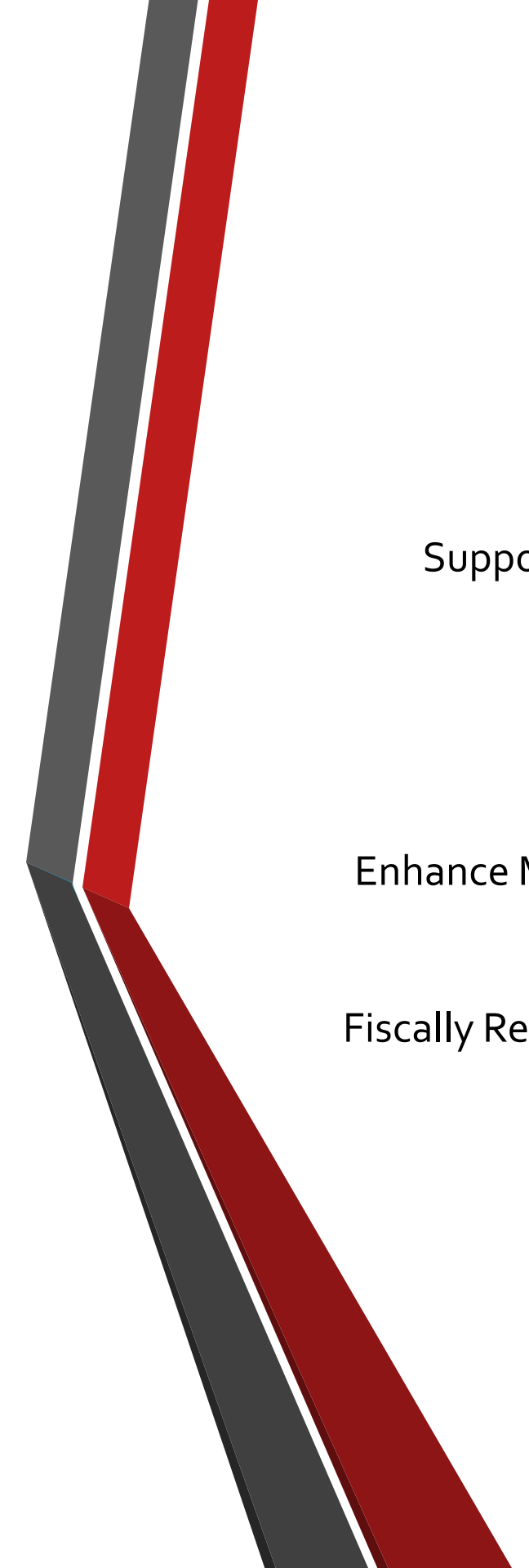
August 27, 2025

September 24, 2025

November 19, 2025



Mesquite Quality of Life Board



PROJECT SELECTION CRITERIA

Support Community Values

Visionary

Enhance Mesquite as a Destination

Fiscally Responsible and Sustainable

FY 25 APPROVED PROJECTS

Transportation

Debt Service (Town East Blvd., Scyene Road, Thomasson Square)	\$ 1,333,431
Lawson Road – Phase 1 (Milam to Berry)	2,000,000
IH 635/Military/Scyene Study	250,200
School Zone Signs and Markings Design – Various Locations	100,000
Safe Streets for All - Action Plan	245,000
FM741/ Heartland Pkwy Signal Construction	377,316
Downtown Planning and Traffic Study	150,000
Prior Year Transportation Projects	<u>2,143,079</u>
TOTAL TRANSPORTATION PROJECTS	\$ 6,598,826

Public Safety

Public Safety Training Facility – Phase 1	\$ 1,000,000
Fire Engine	1,000,000
Thermal Imaging Cameras (Ongoing)	56,000
Extrication Tools	52,000
Ambulance Replacement	350,000
Fire Station No. 5 Remodel	100,000
Fire Command Vehicle	150,000
Type 3 Fire Engine	570,000
P25 Radio System Debt Service	1,202,875
Prior Year Public Safety Projects	<u>76,047</u>
TOTAL PUBLIC SAFETY PROJECTS	\$ 4,556,922

Parks and Recreation

Park Operations (ongoing)	\$ 4,500,000
Parks System Maintenance (ongoing)	600,000
Highway Corridor Maintenance (ongoing)	600,000
Trail System Maintenance (ongoing)	50,000
Dunford Recreation Digital Sign	30,000
City Lake Park Digital Sign	30,000
Paschall Park Playground Replacement	300,000
Eastfield Athletic Complex Field Improvements	500,000
IH 635/Military Pkwy/Scyene Landscape Replacement	225,000
Westlake Tennis Court Resurface	20,000
Valley Creek Park Playground Resurface	150,000
Travis Williams Concession	65,000
City Lake Aquatic Center Renovations	30,000
Evans Spray Zone	450,000
Evans Lighted/Covered Pickleball Courts	300,000
Parkwood Park Playground Replacement	250,000
Outdoor Movie Screen	20,000
Portable Stage	60,000
Town East Pool Replaster and Repair	350,000
Prior Year Park Projects	<u>6,834,996</u>
TOTAL PARKS AND RECREATION PROJECTS	\$ 15,364,996

ADMINISTRATION

\$477,000

TOTAL APPROVED PROJECTS

\$ 26,997,744

Five-year Statement of Revenues, Expenditures, and Fund Balance

FISCAL YEAR	2021	2022	2023	2024	2025*
BEGINNING FUND BALANCE (10/1)	\$2,585,784	\$6,164,827	\$12,999,066	\$17,575,242	\$19,653,767
REVENUES					
Sales and Use Tax	\$12,814,007	\$14,455,658	\$15,297,927	\$15,234,416	\$15,941,140
Investment Income	2,974	(27,909)	513,061	869,752	708,287
Contributions and Reimbursements	77,290	-	-	-	-
Grant Revenue	59,063	2,331,896	-	-	-
Other Revenue	-	<u>143,500</u>	-	-	-
TOTAL REVENUES	\$12,953,334	\$16,903,145	\$15,810,988	\$16,104,168	\$16,649,427
EXPENDITURES					
Transportation	\$1,376,380	\$1,677,370	\$1,460,973	\$1,758,674	\$3,493,394
Public Safety	50,856	27,786	99,999	7,205	1,975,056
Parks and Recreation	7,647,055	8,063,750	9,256,840	11,799,764	12,706,253
Administration	<u>300,000</u>	<u>300,000</u>	<u>417,000</u>	<u>460,000</u>	<u>477,000</u>
TOTAL EXPENDITURES	\$9,374,291	\$10,068,906	\$11,234,812	\$14,025,643	\$18,651,703
ENDING FUND BALANCE (9/30)	\$6,164,827	\$12,999,066	\$17,575,242	\$19,653,767	\$17,651,491

*2025 Preliminary – Year End Audit in Progress

26-YEAR 4B SALES TAX FUND HISTORY

REVENUES

Sales and Use Tax	\$ 268,743,413
Investment Income	4,836,225
Contributions and Reimbursements	
8,152,777	
Grant Revenue	6,525,074
Other Revenue	4,596,881
Transfer-In Town Centre TIRZ Funds	<u>1,964,025</u>
TOTAL REVENUE	\$ 294,818,395

EXPENDITURES

Transportation	\$ 84,071,213
Public Safety	14,536,800
Parks and Recreation	174,782,924
Administration	<u>3,775,967</u>
TOTAL EXPENDITURES	\$277,166,904



Mesquite Heritage Trail



Addendum

STATE LAW

The State statute that allowed the creation of the Corporation allows expenditures of revenues by the Corporation to be used for land, buildings, equipment and improvements for items that fit under the definition of “project” under Section 2(10) of the Development Corporation Act (V.T.C.S. Article 5190.6), which encompasses the land, buildings, equipment, facilities and improvements that are suitable for any of the following:

- *Promotion of manufacturing and industrial facilities;*
- *Recycling facilities;*
- *Distribution facilities;*
- *Small warehouse and storage facilities;*
- *Air or water pollution control facilities;*
- *Development or redevelopment of closed military bases; and*
- *Facilities related to these projects.*

Additionally, Section 4B of the Act specifically permits expenditures of Section 4B tax proceeds for land, buildings, equipment and improvements suitable for the following nine types of projects:

Athletic facilities;

- *Parks and related public space improvements;*
- *Tourism and entertainment facilities;*
- *Commercial facilities;*
- *Certain public facility improvements;*
- *Transportation improvements;*
- *Infrastructure improvements;*
- *Other business-related improvements; and*
- *Affordable housing.*

Specific to Mesquite, Texas:

House Bill No. 2912 made significant amendments to the Act; however, the Mesquite Quality of Life Corporation held an election on August 14, 1999, which utilizes the statute to expend money for projects within the three areas allowed in the Mesquite election ballot language:

Transportation; Public Safety; and Parks and Recreation.



FORMATION OF THE CORPORATION

The Mesquite Quality of Life Corporation was created by the Mesquite City Council following an election by the citizens of Mesquite on August 14, 1999, which authorized an additional, one-half cent sales tax known as the economic development 4B sales tax. The ballot language stated:

The adoption of a Section 4B sales and use tax at the rate of one-half of one percent to undertake projects as described in Section 4B of Article 5190.6, Vernon's Texas Civil Statutes, as amended, limited to the following:

- ***Transportation***
- ***Public Safety; and***
- ***Public Parks and Recreation***

All revenues received will be used for projects in the three areas described above and funds may be used for the maintenance and operation expenses for any of the above-described projects.

The initial Board of Directors were appointed by the City Council on August 19, 1999, and Articles of Incorporation were filed with the State of Texas on August 20, 1999, formally creating the Corporation. The Bylaws for the Corporation were adopted by the Board on September 28, 1999, and approved by the City Council on October 4, 1999. An amendment to the Articles of Incorporation and the Bylaws were adopted during fiscal year 2002-03, which allows the Corporation to issue revenue bonds.