

ORGANIZATIONAL PROFILE

P3WORKS, LLC
350 RUFÉ SNOW DR
SUITE 200
KELLER, TX 76248

MARY V. PETTY
CO-FOUNDER & MANAGING PARTNER

JON SNYDER
CO-FOUNDER & MANAGING PARTNER

EIN# 82-2014630



OVERVIEW OF THE FIRM

Jon Snyder and Mary Petty joined together to create P3Works, LLC, to assist municipalities with public administration and consultation of special taxing districts including PIDs and TIRZ. Every PID and every TIRZ is different and requires a wide range of skills to understand the impact to the City. P3Works operates out of two offices located in Keller, TX, and Austin, TX, with principals and support staff at each location. Superior customer service by the principals and support staff goes beyond the City and onto the residents by providing via a website, dedicated information on their PID, the nature and sum of their assessments, and answering frequently asked questions.

Jon has over 15 years' experience in the fields of real estate and municipal finance. His areas of expertise include municipal finance programs for infrastructure and public facilities development, fiscal and economic impact analysis, and land development project feasibility studies. Jon has established, restructured, and administered public finance districts that have funded more than \$300 million in infrastructure. Financings on which Jon has consulted have included new issues, parity bonds, refundings, workouts, senior and subordinated bonds, and combined revenue bonds. In addition to implementing public financing districts to fund the construction of public improvements, Jon has also assisted in the formation and administration of districts to specifically fund public services. Prior to creating P3Works, Jon founded PIDWorks to provide municipal finance consulting services to cities in the Austin area. Jon holds a Bachelor of Science degree in mathematics and economics.

Mary has 22 years' experience in banking, management and public administration. Her experience and skills combine to provide expert support in forensic analysis, revenue and expenditure projections, assessment and reimbursement alternatives, as well as project negotiations and reporting. Many municipal clients have engaged P3Works Principals to provide development consulting and analysis to add value to their respective projects. Mary recently concluded negotiations and document preparation for high profile projects like the new Charles Schwab headquarters in Westlake and has just concluded a new TIRZ development for Weatherford and Ennis, and continues to quarterback various PID projects across

the Metroplex. She has become a sought-after resource for municipal clients – from bond underwriters to financial advisors and bond counsel – when evaluating project feasibility and financial viability. Mary is a graduate of UNT with a Bachelors in Business Administration, Finance.

EXPERIENCE WITH FIRST TIME PID DEBT ISSUERS/FIRST TIME TIRZ

P3Works principals have developed a particular expertise in quarterbacking the negotiations and creation of PIDs as well as overseeing the TIRZ overlay of a PID, with experience both in PID assessment reduction and performance-based developer reimbursement protocols and related documentation. We believe that making the City fully aware of all the risks and responsibilities associated with a PID and/or TIRZ is essential so that the City understands the implication of giving up tax increment and how it relates to the cost of providing City services, as well as understanding the impact continuing disclosure, both by the City and the developer. In addition, the City must have policies and procedures in place to ensure all bond covenants are fully complied with, that the PID/TIRZ is transparent to property owners, and new homebuyers are fully aware they are purchasing a home subject to a PID assessment.

Both Mary and Jon have worked with numerous first time PID issuers, ranging from communities with a population of less than 5,000 to some of the largest municipalities in the State, as well as Counties new to PID assessments. They have worked with the financial advisor and bond counsel to educate the city and set up policies and procedures to protect the City's interests.

A P3Works principal is involved from start to finish and continues to provide administrative support in every PID project. Our principals have years of experience with Financial Advisors and Bond Counsel throughout the state in managing risk and minimizing city exposure in TIF/PID transactions. P3Works is one of few, if not the only firm in the State that has developed a trademark process for projecting city expenses based on land use and projected revenue streams charted against TIRZ debt and/or reimbursement obligations in order to properly inform Cities of their actions.

EXAMPLES OF POLICIES, PROCEDURES, PROCESSES AND REPORTS FOR SEC REPORTING

During the PID Administration Process, P3Works will work closely with the developer to collect and compile quarterly and annual financial information and operating data related to the development and construction of public improvements within the PUD. For annual reports, the PID Administrator will assist the City to ensure that this information is provided to the City and/or its designated agent ("dissemination agent"). The City is the Issuer of the PID bonds and will assert control of its securities with regard to continuing disclosures to EMMA.

PROPOSED SERVICES FOR PID ADMINISTRATION AND PROPOSED FEES FOR SERVICES

Every PID and TIRZ are different, therefore PID and TRIZ Creation is billed hourly and PID Administration and TIRZ Administration is billed at a flat rate monthly, with some hourly billing.

