

CITY CLERK DEPT
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CITY OF EL PASO, TEXAS
AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM

DEPARTMENT: Economic and International Development

AGENDA DATE: Introduction: March 3, 2020
Public Hearing: March 17, 2020

CONTACT PERSON: Elizabeth Triggs, (915) 212-1619
TriggsEK@elpasotexas.gov

DISTRICT(S) AFFECTED: District 4

SUBJECT:

An Ordinance approving an amended Project and Financing Plan for Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas; making various findings related to such Plan; providing for severability; and providing an effective date.

BACKGROUND/DISCUSSION:

On October 2, 2018, the City Council approved the creation of Tax Increment Reinvestment Zone Number Thirteen (the "Zone") in northeast El Paso. The Zone encompasses approximately 6,879 acres and was created to fund public improvements that alleviate safety, access and connectivity issues and spur balanced contiguous residential and commercial development in Northeast El Paso that will ultimately yield additional tax revenue to all taxing jurisdictions while also supporting existing and future retail, entertainment and public transit development, including redevelopment of the former Cohen Stadium and Northgate Mall sites.

Subsequently, an amendment to the Zone was proposed which facilitates the development of 2,313 acres of vacant and undeveloped land within the Zone by: 1) extending the term of the Zone to 2070; 2) increasing the City's contribution to the tax increment fund; and 3) revising the boundaries of the zone to pull the western-most boundary of the Zone east to Martin Luther King Jr. Blvd. The anticipated development will include a master planned community anticipated to allow for up to 9,500 residential units, 2,500 of which may be multi-family, and 300 acres of commercial/mixed-use development. The development is expected to occur over a period of 33 years and contribute nearly \$2 billion in value added to the City's existing tax base once complete.

This amendment adopts the amendment to the Project and Financing Plan for TIRZ No. 13 which accounts for the 2,313 acre development and demonstrates feasibility for the associated project costs, which include public infrastructure costs related to the development and the construction of the Sean Haggerty/Angora Loop extension, located south of the development.

PRIOR COUNCIL ACTION:

- October 2, 2018: Tax Increment Reinvestment Zone No. 13 was created;
- October 30, 2018: Project Plan and Financing Plan for TIRZ No. 13 was approved

AMOUNT AND SOURCE OF FUNDING:

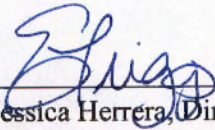
Incremental property tax values derived from the Tax Increment Zone No. 13 will be used to fund project costs identified in the Project Plan and Financing Plan, as adopted.

BOARD/COMMISSION ACTION:

N/A

*******REQUIRED AUTHORIZATION*******

DEPARTMENT HEAD:



ADY: Jessica Herrera, Director
Economic & International Development

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF EL PASO, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. 018849 adopted by the City Council of the City of El Paso, Texas (the “**City**”) on October 2, 2018, the City created Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas (the “**Zone**”); and

WHEREAS, on October 16, 2018, the board of directors of the Zone (the “**Board**”) adopted a Project and Financing Plan for the Zone, as required by Section 311.011(a) of the Act; and

WHEREAS, on October 30, 2018, the City Council of the City of E Paso, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 018869 approving the Project and Financing Plan for Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas which details the project costs eligible for reimbursement; and

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the “**Act**”) and pursuant to Ordinance No. _____ adopted by the City Council of the City of El Paso, Texas (the “**City**”) on March 17, 2020, the City amended Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas to amend the boundaries, extend the term, and increase the City participation rate; and

WHEREAS, on March 17, 2020, the board of directors of the Zone (the “**Board**”) adopted an Amended Project and Financing Plan for the Zone, which is attached hereto as *Exhibit “A”* (the “**Plan**”), as required by Section 311.011(a) of the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS:

SECTION 1. Findings

That the City Council hereby makes the following findings of fact:

- (a) The statements and facts set forth in the recitals of this Ordinance are true and correct.
- (b) That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.
- (c) That the Plan is feasible and the project plan conforms to the City’s master plan.

SECTION 2. Approval of Plan

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

SECTION 3. Severability

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

SECTION 4. Effective Date

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED ON this _____ day of March 2020.

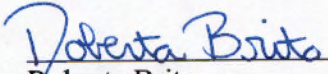
CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

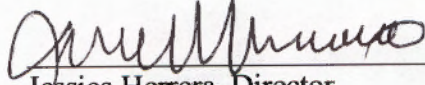
Laura Prine
City Clerk

APPROVED AS TO FORM:



Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:



Jessica Herrera, Director
Economic and International Development

Tax Increment Reinvestment Zone #13

City of El Paso, Texas

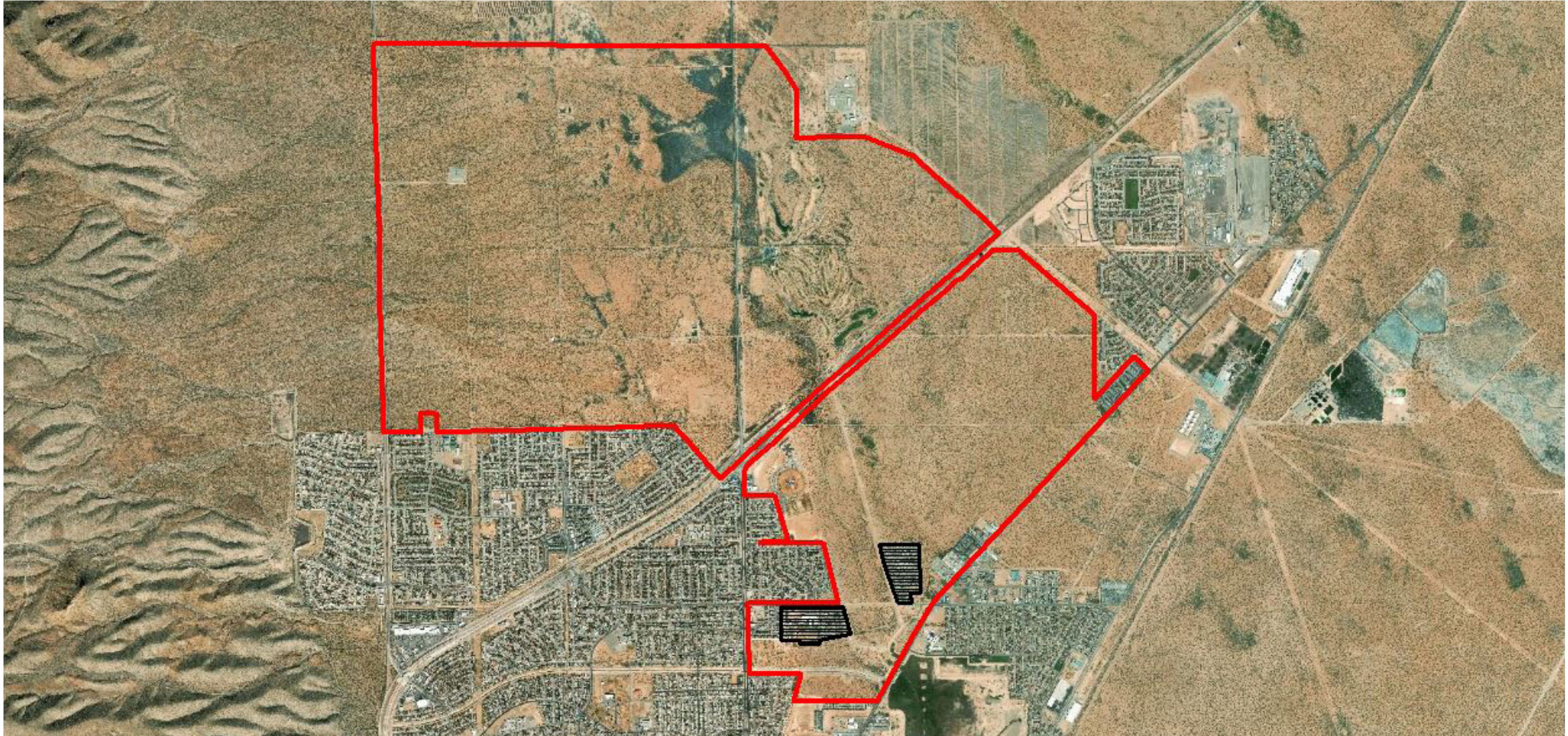


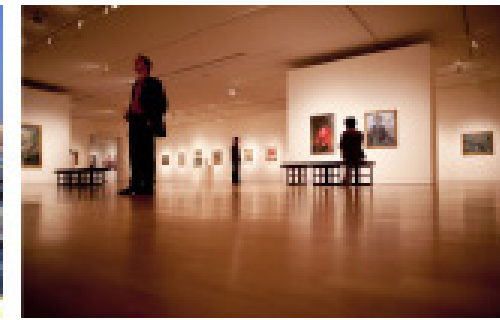
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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

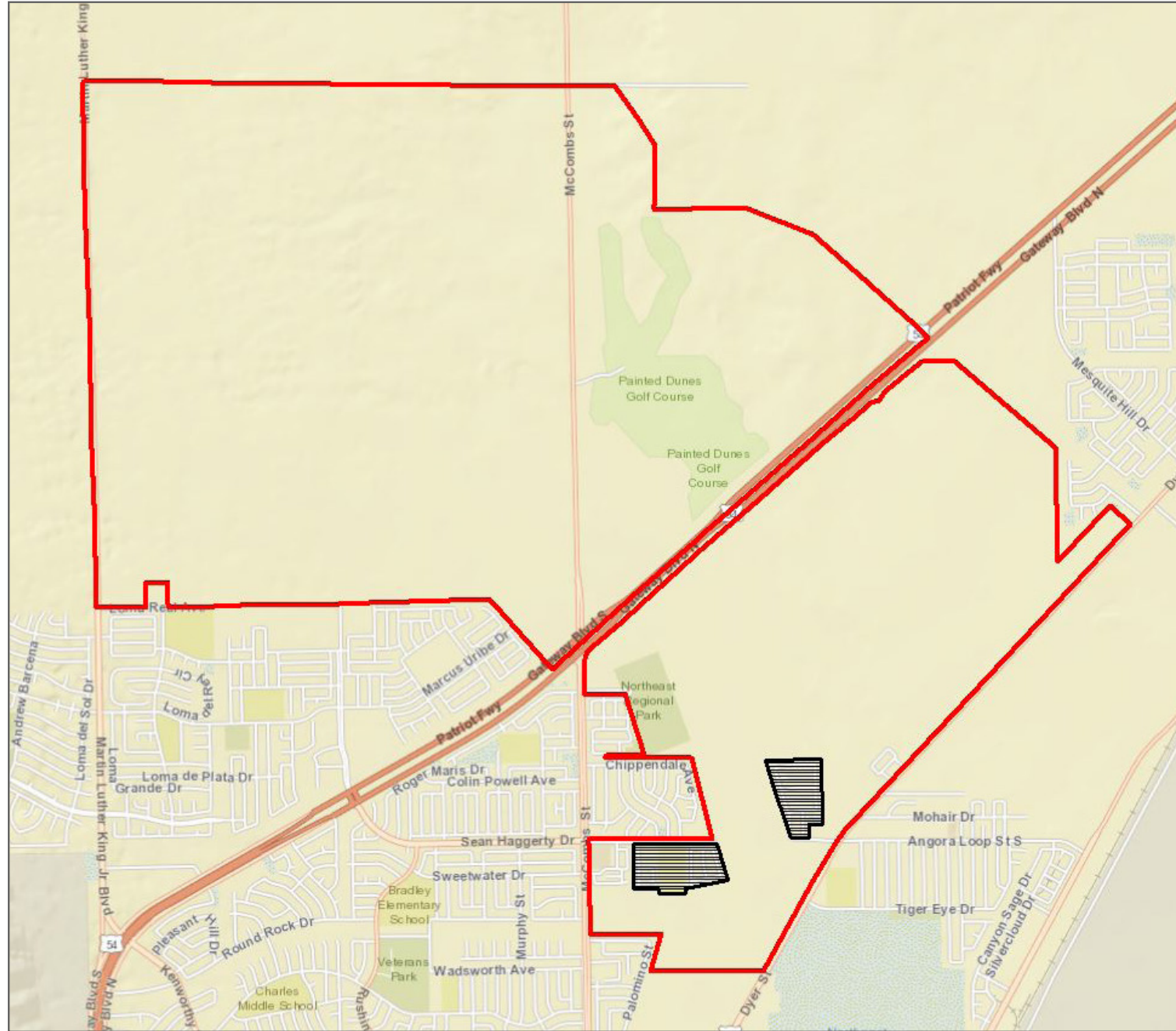


El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. This is largely due to El Paso's unique quality of possessing the largest bilingual and bi-cultural workforce in the Western Hemisphere.



As the sixth-largest city in Texas, El Paso is a top 20% U.S. performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow. The City's focus is to create new employment opportunities in 21st century industries, maintain a great quality of life, and facilitate business growth at the local and international levels.





Tax Increment Reinvestment Zone #13, City of El Paso

Tax Increment Reinvestment Zone #13 (TIRZ) was created October 2, 2018 by Ordinance No. 018849. The TIRZ was amended March 17, 2020 to amend the western boundary of the north tract, extend the term, and increase the City participation rate.

The goal of the TIRZ is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #13 will promote the creation of mixed-use development consisting of residential and commercial development that will serve as a catalyst for Northeast El Paso ensuring contiguous, planned development that compliments existing retail, entertainment and public transit development efforts at the former Cohen Stadium site and the former Northgate Mall site, also known as Metro 31.

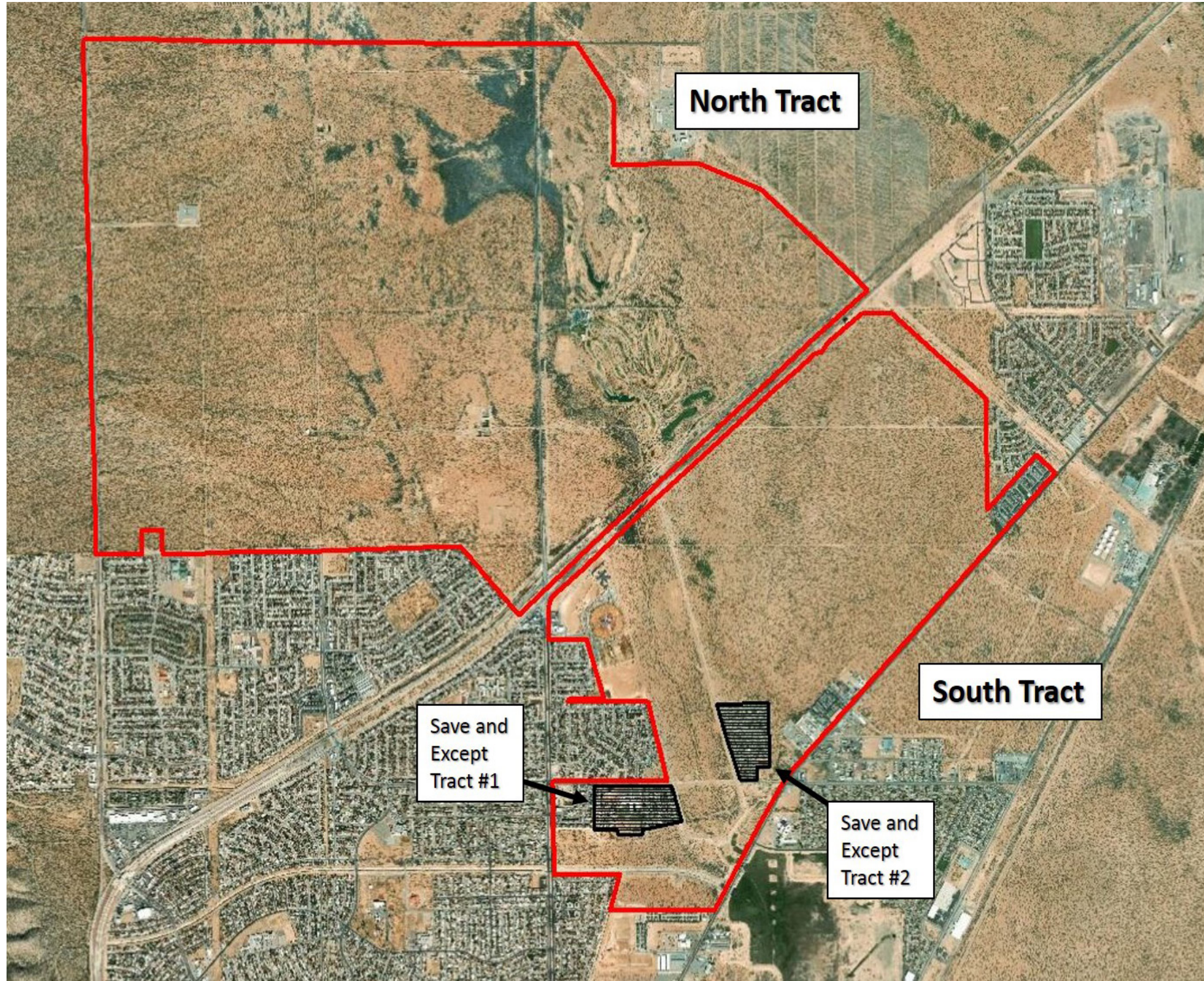
TIRZ #13 will specifically serve as a funding mechanism for the design and construction of a connection for Sean Haggerty from Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The proposed construction includes pedestrian and vehicular access to create a safer and more sustainable community.

It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, as well as spur new economic activity to further support a high quality of life for the area.

The unique location of TIRZ #13 near the Franklin Mountain State Park additionally offers an opportunity to provide funding for wayfinding and development and maintenance of new trails and trailheads that better integrate open space amenities with nearby development.

The project and financing plan outlines the funding of \$367,028,172 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone.





Boundary Description

El Paso TIRZ #13 consists of two noncontiguous tracts, labeled to the left as the north tract, and the south tract. TIRZ #13 is located in the northern portion of the City of El Paso encompassing approximately 6,639 acres.

The north tract is generally bound by Martin Luther King Boulevard to the west, FM 2637 to the north, and Gateway South Boulevard/Patriot Freeway to the south.

The south tract is generally bound by Dyer Street to the south, and Gateway North Boulevard/Patriot Freeway to the north. Within the South Tract boundaries there are two tracts (labeled to the left) that are not included in the TIRZ boundaries.

 - TIRZ Boundary

Legal Description

North Tract:

Beginning at the northeast corner of Property ID 72532 then south to the point it meets Property ID 33554, thence

South along the eastern boundary of Property ID 33554 then southeast across the easement to the western boundary of Property ID 218824, thence

South along the western boundary of Property ID 218824 to the southwestern corner of Property ID 218824, thence

South across the easement to the northern boundary of Property ID 33554 then east along the north boundary of Property ID 33554, thence

Continuing east along the north boundary of Property ID 33554 past the northern border of Property ID 348013, thence

Continuing east along the north boundary of Property ID 33554 past the northern border of Property ID 348013, thence

East across the easement to Property ID 162050 and continuing east across Property ID 162050 to the point it meets Property ID 15580, thence

Southeast along the southwest boundary of Property ID 15580 to the point it meets the northern ROW boundary for Gateway Boulevard, thence

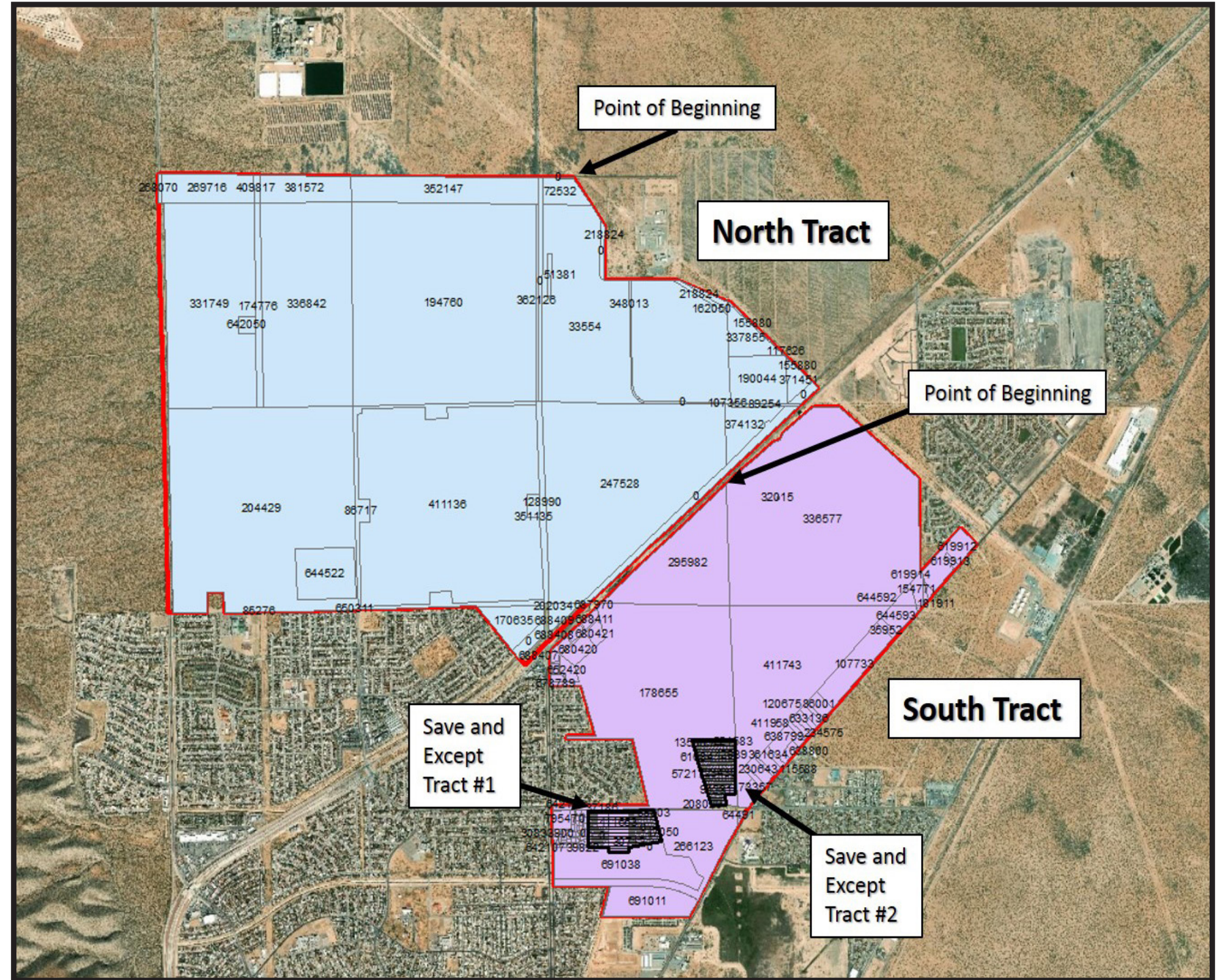
Southwest along the northern ROW boundary for Gateway Boulevard to the point it meets the southern corner of Property ID 170635, thence

North along the western boundary of Property ID 170635 to the point it meets the easement south of Property ID 41136, thence

West along the southern boundary of the easement to the point it meets the southeast corner of Property ID 204429, thence

West along the southern boundary of Property ID 204429, continuing north, west, then south, excluding from the boundaries an area for a future El Paso Water reservoir and pump station, which is approximately 6 acres, thence

Continuing west along the southern boundary of Property ID 204429 to the point it meets the eastern ROW boundary of Martin Luther King Jr. Boulevard, thence



TIRZ Boundary

East to the western ROW boundary of Martin Luther King Jr. Boulevard to the point it meets the southeast corner of Property ID 334854 thence

North along the western ROW boundary of Martin Luther King Jr. Boulevard to the point it meets the southeast corner of Property ID 291053, thence

Continuing north, along the western ROW boundary of Martin Luther King Jr. Boulevard for approximately 1,000 feet, thence

East to the point it meets Property ID 268070, thence

East to the point it meets the western boundary of Property ID 269716, thence

East to the point it meets the western boundary Property ID 174776, thence

East to the point it meets the western boundary of Property ID 381572, thence

East to the point it meets the western boundary Property ID 352147, thence

Continuing east to the eastern boundary of Property ID 352147 and then across the easement to the point it meets the northwest corner of Property ID 72532, thence

Continuing east to the northeast corner of Property ID 72532, which is the point of beginning.

South Tract:

Beginning at the northwest corner of Property ID 336577 then east to the northeast corner of Property ID 336577, thence

East along the northern boundary then south along the northeast boundary then south along the eastern boundary to the point it meets the northern boundary of Property ID 154771, thence

Northeast along the northern boundary of Property ID 154771 to the point it meets the boundary of Property ID 619912, thence

Northeast along the northern boundary of Property ID 619912 to the point it meets the southwest boundary of Property ID 622334, thence

South along the boundary of Property ID 619912 to the point it meets the western ROW boundary of Dyer Street, thence

South along the western ROW boundary of Dyer Street to the point it meets the southeast corner of Property ID 266123, thence

West along the southern boundary of Property ID 266123, thence

North and west along the western boundary of Property ID 266123 to the point it meets the eastern ROW boundary of McCombs Street, thence

North along the eastern ROW boundary of McCombs Street to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

East along the northern ROW boundary of Sean Haggerty Drive to the point it meets the southeast corner of Property ID 298402, thence

North along the eastern boundary of Property ID 298402 to the point it meets the southeast corner of Property ID 47626 and the boundary of Property ID 178655 thence

Continuing north along the boundary of Property ID 178655 to the point it meets the northeast corner of Property ID 155283, thence

West along the boundary of Property ID 178655 to the point it meets the northwest corner of Property ID 141681, thence

West to the northeast corner of Property ID 55846, thence

TIRZ Boundary

Continuing along the boundary of Property ID 178655 to the point it meets the southeast corner of Property ID 147012, thence

North along the boundary of Property ID 55846 to the point it meets the southwest corner of Property ID 678789 and the eastern ROW boundary of McCombs Street, thence

North along the eastern ROW boundary of McCombs Street to the point it meets the southern ROW boundary of Gateway North Boulevard, thence

East along the southern ROW boundary of Gateway North Boulevard to the point it meets the northwest corner of Property ID 336577, which is the point of beginning.

Save and Except, Tract 1:

Beginning at the northwest corner of Property ID 283192 where it meets the southern ROW boundary of Sean Haggerty Drive, thence

East along the southern ROW boundary of Sean Haggerty to the point it meets the northeast corner of Property ID 266123, thence

South along the western boundary of Property ID 266123 to the point it meets the southeast corner of Property ID 17050, thence

West along the northern boundary of Property ID 266123 to the point it meets the southwest corner of Property ID 39822, thence

North along the western boundary of Property ID 39822 to the point it meets the southwest corner of Property ID 215633, thence

North along the western boundary of Property ID 215633 to the point it meets the southwest corner of Property ID 365665, thence

North along the western boundary of Property ID 365665 to the point it meets the southwest corner of Property ID 214473, thence

North along the western boundary of Property ID 214473 to the point it meets the southwest corner of Property ID 407589, thence

North along the western boundary of Property ID 407589 to the point it meets the southwest corner of Property ID 191622, thence

North along the western boundary of Property ID 191622 to the point it meets the southwest corner of Property ID 176476, thence

North along the western boundary of Property ID 176476 to the point it meets the southwest corner of Property ID 41452, thence

North along the western boundary of Property ID 41452 to the point it meets the southwest corner of Property ID 322912, thence

North along the western boundary of Property ID 322912 to the point it meets the southwest corner of Property ID 83937, thence

North along the western boundary of Property ID 83937 to the point it meets the southwest corner of Property ID 283192, thence

North along the western boundary of Property ID 283192 to the point it meets the southern ROW boundary of Sean Haggerty Drive, which is the point of beginning.

Save and Except, Tract 2:

Beginning at the northwest corner of Property ID 163505 where it meets the boundary of Property ID 178655, thence

East along the boundary of Property ID 178655 to the point it meets Property ID 221583, thence

South along the boundary of Property ID 178655 to the point it meets the northeast corner of Property ID 94231, thence

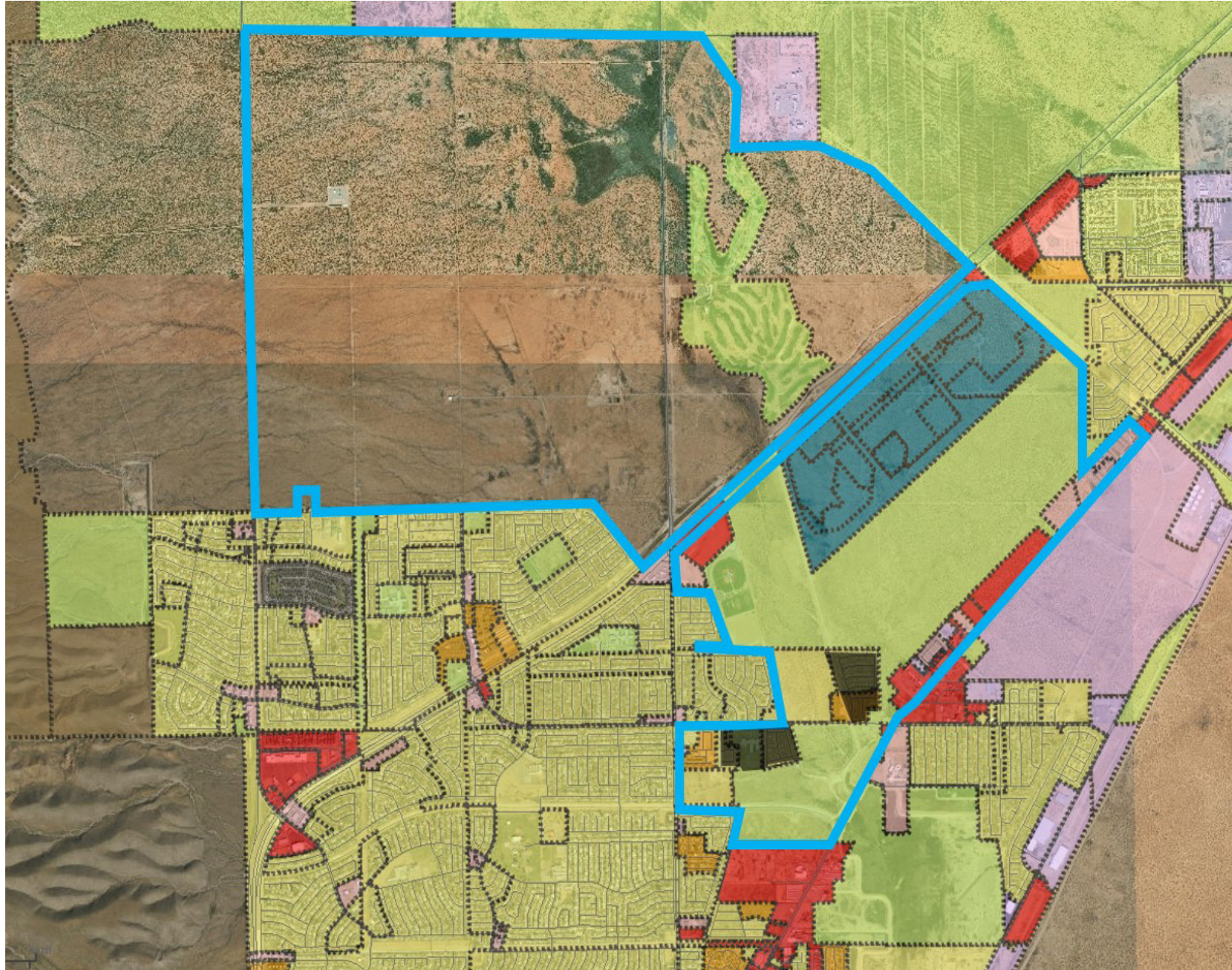
West along the boundary of Property ID 178655 to the point it meets Property ID 254379, thence

South along the boundary of Property ID 178655 to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

West along the northern ROW boundary of Sean Haggerty Drive to the point it meets the eastern ROW boundary of Stonebridge Drive, thence

West to the western ROW boundary of Stonebridge Drive to the point it meets the eastern boundary of Property ID 178655, thence

North along the eastern boundary of Property ID 178655 to the point it meets the northwest corner of Property ID 163505, which is the point of beginning.



Land Use

The TIRZ contains primarily vacant land. The existing development includes multifamily development, a golf course, and commercial uses including light industrial.

Method of Relocating Persons to be Displaced

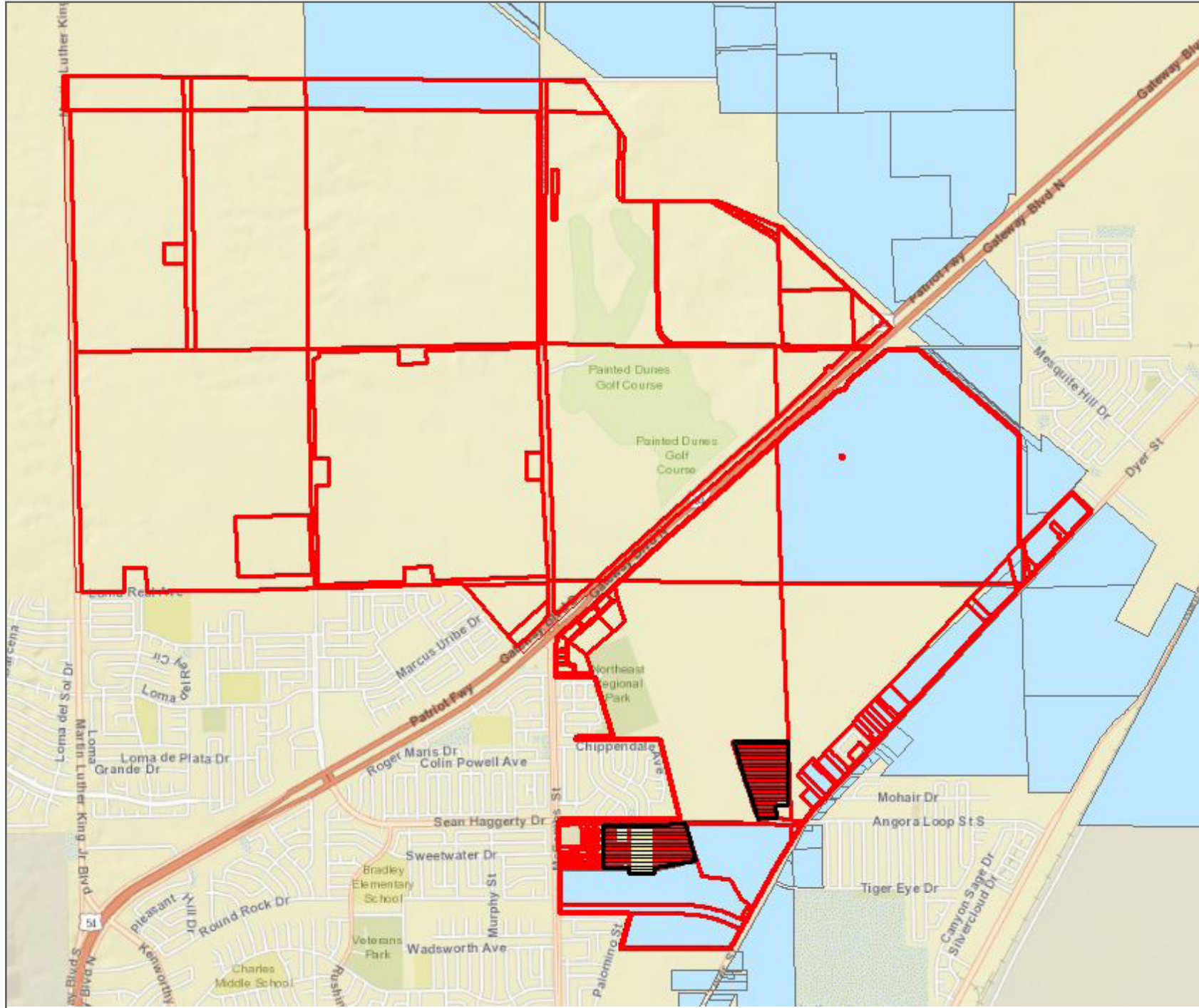
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The majority of the property within the north tract of the TIRZ is zoned G-MU, general mixed use, with a master zoning plan in place. The golf course is zoned R-F: Ranch & Farm District (yellow green).

The property within the south tract of the TIRZ is currently zoned as SCZ T3: Smartcode Transect Zone (blue), R-F: Ranch & Farm District (yellow green), C-2: Commercial District (pink), and C-3: Commercial District (red), and A-2: Apartment District (orange).

As new development occurs, the current zoning may change to accommodate the development. It is not anticipated that there will be any changes to the master plan, building codes or other municipal ordinances or subdivision rules and regulations of the City at this time.

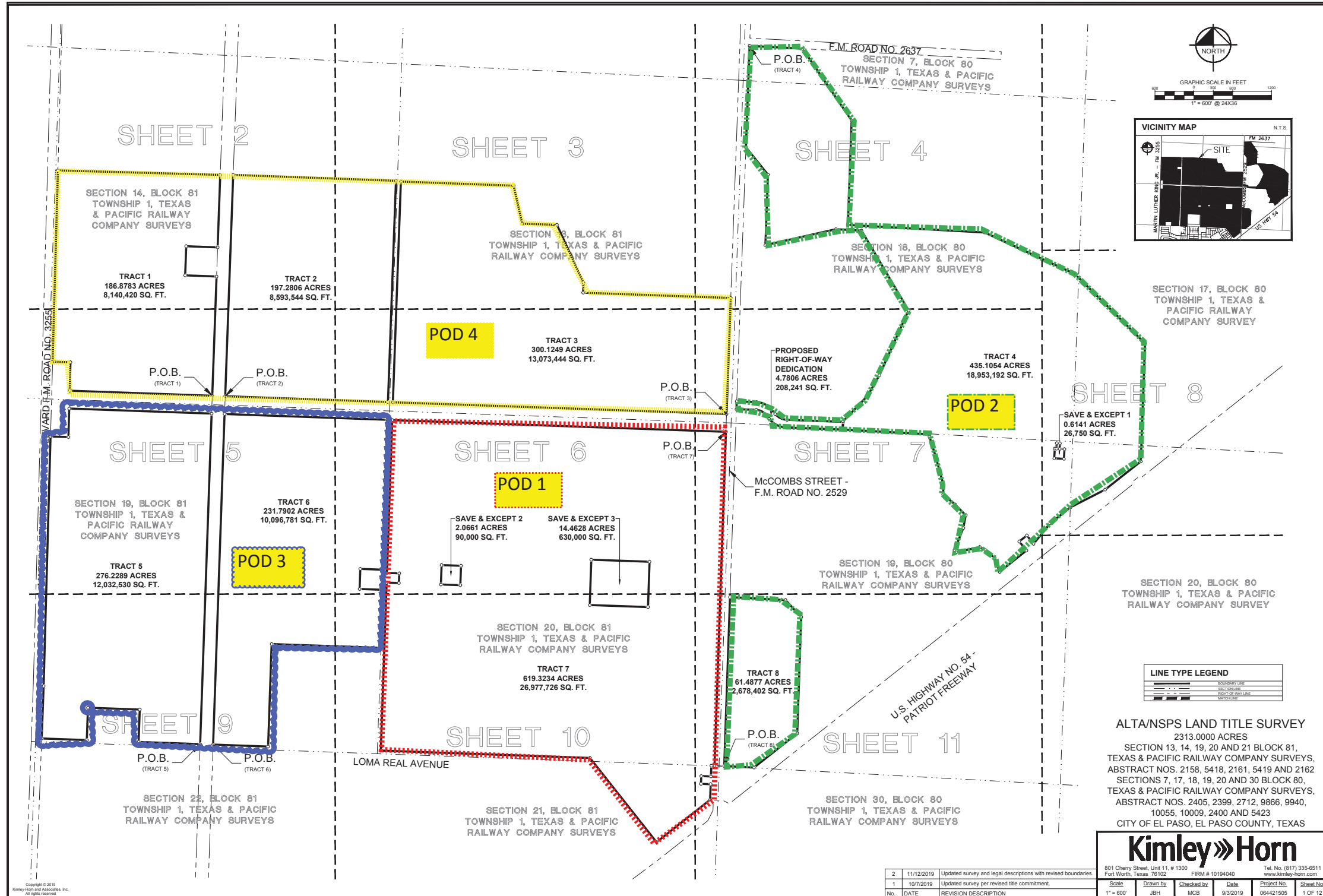


Current Ownership Information

At the time of the amendment, there are 115 parcels within Tax Increment Reinvestment Zone #13, with various owners. Some parcels are only partially within the TIRZ boundaries.

For further details of the parcels included within the TIRZ see Appendix A.

The 2018 base taxable value is \$22,181,037, which represents the taxable value of all properties within the boundaries that do not fall with a Transportation Reinvestment Zone (TRZ). The dedication of revenue to the TRZ takes priority over the TIRZ. The TRZ boundaries are shaded in blue to the right.



The proposed TIRZ #13 development is expected to facilitate the construction of a large scale mixed-use development, with four areas called out as PODs in the map to the right. The development is expected to include both residential and commercial development at varying levels of density.

2	11/12/2019	Updated survey and legal descriptions with revised boundaries.	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1	10/7/2019	Updated survey per revised title commitment.	1" = 600'	JBH	MCB	9/3/2019	064421505	1 OF 12
No.	DATE	REVISION DESCRIPTION						

ALTA/NSPS LAND TITLE SURVEY
 2313.0000 ACRES
 SECTION 13, 14, 19, 20 AND 21 BLOCK 81,
 TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,
 ABSTRACT NOS. 2158, 5418, 2161, 5419 AND 2162
 SECTIONS 7, 17, 18, 19, 20 AND 30 BLOCK 80,
 TEXAS & PACIFIC RAILWAY COMPANY SURVEYS,
 ABSTRACT NOS. 2405, 2399, 2712, 9866, 9940,
 10055, 10009, 2400 AND 5423
 CITY OF EL PASO, EL PASO COUNTY, TEXAS

Kimley»Horn
 801 Cherry Street, Unit 11, # 1300
 Fort Worth, Texas 76102
 FIRM # 10194040
 Tel. No. (817) 335-6511
 www.kimley-horn.com

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #13 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #13

Proposed Project Costs		
Water Facilities and Improvements	\$ 55,054,226	15.0%
Sanitary Sewer Facilities and Improvements	\$ 55,054,226	15.0%
Storm Water Facilities and Improvements	\$ 55,054,226	15.0%
Street and Intersection Improvements* <i>*Including but not limited to the Sean Haggerty Extension - Estimated at \$39M including interest</i>	\$ 110,108,452	30.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 73,405,634	20.0%
Economic Development Grants	\$ 16,516,268	4.5%
Administrative Costs	\$ 1,835,141	0.5%
	\$ 367,028,172	100.0%

It is anticipated that funds used for open space improvements may include wayfinding within the TIRZ to better connect future development and improve public access to existing and new trailheads. Additionally, it is anticipated that funding may be used to develop and maintain new trails and trailheads for both active and passive recreational uses throughout TIRZ and particularly throughout the northern tract.

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Additionally, it is the City's desire to have the land developed facilitated through a direct sale agreement between the City and the private entity.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The proposed TIRZ #13 development is a large scale development that will be constructed over several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Start	Phase Completion	Units/SF	Taxable Value PSF/Unit	Incremental Value (No Inflation)*
POD 1					
Lots	2022	2029	1,728	\$ 25,000	\$ 43,200,000
Residential	2023	2031	1,728	\$ 169,450	\$ 292,809,600
Multi-Family	2026	2030	1,250	\$ 100,000	\$ 125,000,000
Commercial	2028	2030	1,089,000	\$ 69	\$ 75,141,000
					\$ 536,150,600
POD 2					
Lots	2030	2037	1,728	\$ 25,000	\$ 43,200,000
Residential	2031	2039	1,728	\$ 169,450	\$ 292,809,600
Multi-Family	2034	2038	1,250	\$ 100,000	\$ 125,000,000
Commercial	2036	2038	1,089,000	\$ 69	\$ 75,141,000
					\$ 536,150,600
POD 3					
Lots	2038	2044	1,728	\$ 25,000	\$ 43,200,000
Residential	2039	2047	1,728	\$ 169,450	\$ 292,809,600
Commercial	2044	2046	1,089,000	\$ 69	\$ 75,141,000
					\$ 411,150,600
POD 4					
Lots	2046	2053	1,728	\$ 25,000	\$ 43,200,000
Residential	2047	2055	1,728	\$ 169,450	\$ 292,809,600
Commercial	2052	2054	1,089,000	\$ 69	\$ 75,141,000
					\$ 411,150,600

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 75% of its real property increment.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax			
City of El Paso	0.90730100	75.00%	0.6804758
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.6804758

Personal Property Tax		Participation	
City of El Paso	0.90730100	0%	0.0000000
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.0000000

City Sales Tax Rate	0.0200000	0.00%	0.0000000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

City HOT	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000

Financial Feasibility Analysis - POD 1

POD 1: INPUT & OUTPUT

► INPUT

INFLATION RATE	1.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION		
City of El Paso	0.90730100	75.00%	0.6804758
El Paso County	0.48899700	0.00%	0.0000000
EPCC	0.14116700	0.00%	0.0000000
University Medical	0.26774700	0.00%	0.0000000
El Paso I.S.D.	1.26835000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.07356200		0.6804758

PERSONAL PROPERTY TAX	PARTICIPATION		
City of El Paso	0.90730100	0%	0.0000000
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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► POD 1

	Year	AREA	REAL PROPERTY	
		UNITS/SF	\$ / SF	TAX VALUE
Lots	2022	1,728	\$ 25,000.00	\$ 43,200,000
Residential	2023	1,728	\$ 169,450.00	\$ 292,809,600
Multi-Family	2026	1,250	\$ 100,000.00	\$ 125,000,000
Commercial	2028	1,089,000	\$ 69.00	\$ 75,141,000
TOTAL				536,150,600

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of El Paso	31.8%	\$ 356,634,316	= \$ 321,035,371	+ \$ -	+ \$ 35,598,945
El Paso County	15.4%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	+ \$ -
EPCC	4.4%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	+ \$ -
University Medical	8.4%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	+ \$ -
El Paso I.S.D.	40.0%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 1,123,134,523	\$ 1,087,535,577	\$ -	\$ 35,598,945
		100.0%	96.8%	0.0%	3.2%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of El Paso	100.0%	\$ 88,021,491	= \$ 240,776,528	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 88,021,491	\$ 240,776,528	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of El Paso	7.8%	\$ 29,340,497	= \$ 80,258,843	+ \$ -	+ \$ -
El Paso County	17.6%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	+ \$ -
EPCC	5.5%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	+ \$ -
University Medical	9.8%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	+ \$ -
El Paso I.S.D.	59.4%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 376,457,678	\$ 846,759,049	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

POD 2 : INPUT & OUTPUT

► INPUT

INFLATION RATE	1.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	75.00%	0.6804758
El Paso County	0.48899700	0.00%	0.0000000
EPCC	0.14116700	0.00%	0.0000000
University Medical	0.26774700	0.00%	0.0000000
El Paso I.S.D.	1.26835000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.07356200		0.6804758

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	0%	0.0000000
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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► POD 2

	Year	AREA		REAL PROPERTY	
		UNITS/SF	\$ / SF	TAX VALUE	
Lots	2030	1,728	\$ 25,000.00	\$	43,200,000
Residential	2031	1,728	\$ 169,450.00	\$	292,809,600
Multi-Family	2034	1,250	\$ 100,000.00	\$	125,000,000
Commercial	2036	1,089,000	\$ 69.00	\$	75,141,000

TOTAL 536,150,600

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	31.4%	\$ 351,613,574	= \$ 321,035,371	+ \$ -	\$ 30,578,203
El Paso County	15.5%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	\$ -
EPCC	4.5%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	\$ -
University Medical	8.5%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	\$ -
El Paso I.S.D.	40.1%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	\$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	\$ -
	100.0%	\$ 1,118,113,780	\$ 1,087,535,577	\$ -	\$ 30,578,203
		100.0%	97.3%	0.0%	2.7%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 88,021,491	= \$ 240,776,528	+ \$ -	\$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	\$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	\$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	\$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	\$ -
	100.0%	\$ 88,021,491	\$ 240,776,528	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	7.8%	\$ 29,340,497	= \$ 80,258,843	+ \$ -	\$ -
El Paso County	17.6%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	\$ -
EPCC	5.5%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	\$ -
University Medical	9.8%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	\$ -
El Paso I.S.D.	59.4%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	\$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	\$ -
	100.0%	\$ 376,457,678	\$ 846,759,049	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - POD 2 Tax Revenue Projections and Cost Benefit Analysis

17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41

TOTAL TAX REVENUE		2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	
REAL PROPERTY																											
Lots		35,738	36,274	36,810	37,370	37,931	38,500	39,077	39,663	40,258	40,862	41,475	42,097	42,728	43,369	44,020	44,680	45,350	46,031	46,721	47,422	48,133	48,855	49,588	50,332	51,087	
Residential		242,229	245,863	249,551	253,294	257,093	260,950	264,864	268,837	272,869	276,962	281,117	285,334	289,614	293,958	298,367	302,843	307,385	311,996	316,676	321,426	326,248	331,141	336,109	341,150	346,267	
Multi-Family		142,950	145,095	147,271	149,480	151,722	153,998	156,308	158,653	161,032	163,448	165,900	168,388	170,914	173,478	176,080	178,721	181,402	184,123	186,885	189,688	192,533	195,421	198,353	201,328	204,348	
Commercial		99	100	102	103	105	106	108	109	111	113	114	116	118	120	121	123	125	127	129	131	133	135	137	139	141	
Lots		61,754,521	62,680,839	63,621,052	64,575,368	65,543,998	66,527,158	67,525,066	68,537,942	69,566,011	70,609,501	71,668,643	72,743,673	73,834,828	74,942,350	76,066,486	77,207,483	78,365,595	79,541,079	80,734,195	81,945,208	83,174,386	84,422,002	85,688,332	86,973,657	88,278,262	
Residential		418,572,147	424,850,729	431,223,490	437,691,842	444,257,220	450,921,078	457,684,894	464,550,168	471,518,420	478,591,196	485,770,064	493,056,615	500,452,464	507,959,251	515,578,640	523,312,320	531,162,005	539,129,435	547,216,376	555,424,622	563,755,991	572,212,331	580,795,516	589,507,449	598,350,061	
Multi-Family		178,687,851	181,368,169	184,088,692	186,850,022	189,652,773	192,497,564	195,385,028	198,315,803	201,290,540	204,309,898	207,374,547	210,485,165	213,642,442	216,847,079	220,099,785	223,401,282	226,752,301	230,153,586	233,605,889	237,109,978	240,666,627	244,276,627	247,940,776	251,659,888	255,434,786	
Commercial		107,414,271	109,025,485	110,660,867	112,320,780	114,005,592	115,715,676	117,451,411	119,213,182	121,001,380	122,816,400	124,658,646	126,528,526	128,426,454	130,352,851	132,308,144	134,292,766	136,307,157	138,351,765	140,427,041	142,533,447	144,671,448	146,841,520	149,044,143	151,279,805	153,549,002	
REAL PROPERTY																											
	Taxable Value	766,428,790	777,925,222	789,594,101	801,438,012	813,459,582	825,661,476	838,046,398	850,617,094	863,376,350	876,326,996	889,471,901	902,813,979	916,356,189	930,101,532	944,053,055	958,213,850	972,587,058	987,175,864	1,001,983,502	1,017,013,255	1,032,268,453	1,047,752,480	1,063,468,767	1,079,420,799	1,095,612,111	
	PV																										
	GROSS																										
City of El Paso		40,165,646	6,953,816	7,058,123	7,163,995	7,271,455	7,380,527	7,491,235	7,603,603	7,717,657	7,833,422	7,950,924	8,070,187	8,191,240	8,314,109	8,438,820	8,565,403	8,693,884	8,824,292	8,956,656	9,091,006	9,227,371	9,365,782	9,506,289	9,648,863	9,793,596	9,940,500
El Paso County		21,649,591	3,747,814	3,804,031	3,861,091	3,919,008	3,977,793	4,037,460	4,098,022	4,159,492	4,221,884	4,285,213	4,349,491	4,414,733	4,480,954	4,548,169	4,616,391	4,685,637	4,755,922	4,827,260	4,899,669	4,973,164	5,047,762	5,123,478	5,200,330	5,278,335	5,357,510
EPCC		6,249,375	1,081,945	1,098,174	1,114,646	1,131,366	1,148,336	1,165,562	1,183,045	1,200,791	1,218,802	1,237,085	1,255,641	1,274,475	1,293,593	1,312,996	1,332,691	1,352,682	1,372,972	1,393,567	1,414,470	1,435,687	1,457,222	1,479,081	1,501,267	1,523,786	1,546,643
University Medical		11,852,992	2,052,090	2,082,871	2,114,115	2,145,828	2,178,014	2,210,684	2,243,844	2,277,502	2,311,664	2,346,339	2,381,534	2,417,257	2,453,516	2,490,319	2,527,674	2,565,589	2,604,073	2,643,134	2,682,781	2,723,022	2,763,868	2,805,326	2,847,406	2,890,117	2,933,469
El Paso I.S.D.		56,149,059	9,721,000	9,866,815	10,014,817	10,165,039	10,317,515	10,472,277	10,629,361	10,788,802	10,950,634	11,114,893	11,281,617	11,450,841	11,622,604	11,796,943	11,973,997	12,153,505	12,335,808	12,520,845	12,708,658	12,899,288	13,092,777	13,289,169	13,488,506	13,690,834	13,896,196
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		136,064,662	23,556,664	23,910,014	24,268,664	24,632,694	25,002,185	25,377,217	25,757,676	26,144,244	26,536,407	26,934,454	27,338,470	27,748,547	28,164,776	28,587,247	29,016,056	29,451,297	29,893,066	30,341,462	30,796,584	31,258,533	31,727,411	32,203,322	32,686,372	33,176,667	33,674,318
PERSONAL PROPERTY																											
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																										
	GROSS																										
City of El Paso		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
EPCC		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
University Medical		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
El Paso I.S.D.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PERCENT RETAIL		10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	
SALES PER FOOT																											
	Taxable Value	38,918,214	39,501,987	40,094,517	40,695,935	41,306,374	41,925,969	42,554,859	43,193,182	43,841,080	44,498,696	45,166,176	45,843,669	46,531,324	47,229,294	47,937,733	48,656,799	49,386,651	50,127,451	50,879,363	51,642,553	52,417,191	53,203,449	54,001,501	54,811,524	55,633,696	
	PV																										
	GROSS																										
Total		4,322,309	778,364	790,040	801,890	813,919	826,127	838,519	851,097	863,864	876,822	889,974	903,324	916,873	930,626	944,586	958,755	973,136	987,733	1,002,549	1,017,587	1,032,851	1,048,344	1,064,069	1,080,030	1,096,230	
SUMMARY																											
	Taxable Value	766,428,790	777,925,222	789,594,101	801,438,012	813,459,582	825,661,476	838,046,398	850,617,094	863,376,350	876,326,996	889,471,901	902,813,979	916,356,189	930,101,532	944,053,055	958,213,850	972,587,058	987,175,864	1,001,983,502	1,017,013,255	1,032,268,453	1,047,752,480	1,063,468,767	1,079,420,799	1,095,612,111	
	PV																										
	GROSS																										
City of El Paso		44,487,955	7,732,180	7,848,163	7,965,886	8,085,374	8,206,654	8,329,754	8,454,701	8,581,521	8,710,244	8,840,898	8,973,511	9,108,114	9,244,735	9,383,406	9,524,157	9,667,020	9,812,025	9,959,206	10,108,594	10,260,222	10,414,126	10,570,338	10,728,893	10,889,826	11,053,174
El Paso County		21,649,591	3,747,814	3,804,031	3,861,091	3,919,008	3,977,793	4,037,460	4,098,022	4,159,492	4,221,884	4,285,213	4,349,491	4,414,733	4,480,954	4,548,169	4,616,391	4,685,637	4,755,922	4,827,260	4,899,669	4,973,164	5,047,762	5,123,478	5,200,330	5,278,335	5,357,510
EPCC		6,249,375	1,081,945	1,098,174	1,114,646	1,131,366	1,148,336	1,165,562	1,183,045	1,200,791	1,218,802	1,237,085	1,255,641	1,274,475	1,293,593	1,312,996	1,332,691	1,352,682	1,372,972	1,393,567	1,414,470	1,435,687	1,457,222	1,479,081	1,501,267	1,523,786	1,546,643
University Medical		11,852,992	2,052,090	2,082,871	2,114,115	2,145,828	2,178,014	2,210,684	2,243,844	2,277,502	2,311,664	2,346,339	2,381,534	2,417,257	2,453,516	2,490,319	2,527,674	2,565,589	2,604,073	2,643,134	2,682,781	2,723,022	2,763,868	2,805,326	2,847,406	2,890,117	2,933,469
El Paso I.S.D.		56,149,059	9,721,000	9,866,815	10,014,817	10,165,039	10,317,515	10,472,277	10,629,361	10,788,802	10,950,634	11,															

POD 3 : INPUT & OUTPUT

► INPUT

INFLATION RATE	1.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	75.00%	0.6804758
El Paso County	0.48899700	0.00%	0.0000000
EPCC	0.14116700	0.00%	0.0000000
University Medical	0.26774700	0.00%	0.0000000
El Paso I.S.D.	1.26835000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.07356200		0.6804758

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	0%	0.0000000
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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► POD 1

	Year	AREA		REAL PROPERTY	
		UNITS/SF	\$ / SF	TAX VALUE	
Lots	2038	1,728	\$ 25,000.00	\$	43,200,000
Residential	2039	1,728	\$ 169,450.00	\$	292,809,600
Commercial	2044	1,089,000	\$ 69.00	\$	75,141,000
TOTAL					411,150,600

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	31.1%	\$ 345,957,744	=	\$ 321,035,371	+ \$ -
El Paso County	15.6%	\$ 173,024,535	=	\$ 173,024,535	+ \$ -
EPCC	4.5%	\$ 49,949,907	=	\$ 49,949,907	+ \$ -
University Medical	8.5%	\$ 94,738,414	=	\$ 94,738,414	+ \$ -
El Paso I.S.D.	40.3%	\$ 448,787,351	=	\$ 448,787,351	+ \$ -
Other	0.0%	\$ -	=	\$ -	+ \$ -
	100.0%	\$ 1,112,457,951		\$ 1,087,535,577	\$ 24,922,374
		100.0%		97.8%	2.2%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 88,021,491	=	\$ 240,776,528	+ \$ -
El Paso County	0.0%	\$ -	=	\$ -	+ \$ -
EPCC	0.0%	\$ -	=	\$ -	+ \$ -
University Medical	0.0%	\$ -	=	\$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+ \$ -
Other	0.0%	\$ -	=	\$ -	+ \$ -
	100.0%	\$ 88,021,491		\$ 240,776,528	\$ -
		100.0%		100.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	7.8%	\$ 29,340,497	=	\$ 80,258,843	+ \$ -
El Paso County	17.6%	\$ 173,024,535	=	\$ 173,024,535	+ \$ -
EPCC	5.5%	\$ 49,949,907	=	\$ 49,949,907	+ \$ -
University Medical	9.8%	\$ 94,738,414	=	\$ 94,738,414	+ \$ -
El Paso I.S.D.	59.4%	\$ 448,787,351	=	\$ 448,787,351	+ \$ -
Other	0.0%	\$ -	=	\$ -	+ \$ -
	100.0%	\$ 376,457,678		\$ 846,759,049	\$ -
		100.0%		100.0%	0.0%

POD 4 : INPUT & OUTPUT

► INPUT

INFLATION RATE	1.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	75.00%	0.6804758
El Paso County	0.48899700	0.00%	0.0000000
EPCC	0.14116700	0.00%	0.0000000
University Medical	0.26774700	0.00%	0.0000000
El Paso I.S.D.	1.26835000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.07356200		0.6804758

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.90730100	0%	0.0000000
El Paso County	0.48899700	0%	0.0000000
EPCC	0.14116700	0%	0.0000000
University Medical	0.26774700	0%	0.0000000
El Paso I.S.D.	1.26835000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.07356200		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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► POD 4

	Year	AREA	REAL PROPERTY	
		UNITS/SF	\$ / SF	TAX VALUE
Lots	2046	1,728	\$ 25,000.00	\$ 43,200,000
	2047	1,728	\$ 169,450.00	\$ 292,809,600
Residential				
Commercial	2052	1,089,000	\$ 69.00	\$ 75,141,000
TOTAL				411,150,600

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	30.7%	\$ 339,586,495	= \$ 321,035,371	+ \$ -	+ \$ 18,551,124
El Paso County	15.6%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	+ \$ -
EPCC	4.5%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	+ \$ -
University Medical	8.6%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	+ \$ -
El Paso I.S.D.	40.6%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 1,106,086,701	\$ 1,087,535,577	\$ -	\$ 18,551,124
		100.0%	98.3%	0.0%	1.7%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 88,021,491	= \$ 240,776,528	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 88,021,491	\$ 240,776,528	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	7.8%	\$ 29,340,497	= \$ 80,258,843	+ \$ -	+ \$ -
El Paso County	17.6%	\$ 173,024,535	= \$ 173,024,535	+ \$ -	+ \$ -
EPCC	5.5%	\$ 49,949,907	= \$ 49,949,907	+ \$ -	+ \$ -
University Medical	9.8%	\$ 94,738,414	= \$ 94,738,414	+ \$ -	+ \$ -
El Paso I.S.D.	59.4%	\$ 448,787,351	= \$ 448,787,351	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 376,457,678	\$ 846,759,049	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%



Financial Feasibility Analysis - POD 4 Tax Revenue Projections and Cost Benefit Analysis

TOTAL TAX REVENUE																												
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Lots					25,000	25,375	25,756	26,142	26,534	26,932	27,336	27,746	28,162	28,585	29,014	29,449	29,890	30,339	30,794	31,256	31,725	32,201	32,684	33,174	33,671	34,176	34,689	35,209
Residential					169,450	171,992	174,572	177,190	179,848	182,546	185,284	188,063	190,884	193,747	196,654	199,603	202,597	205,636	208,721	211,852	215,030	218,255	221,529	224,852	228,225	231,648	235,123	238,650
Multi-Family					100,000	101,500	103,023	104,568	106,136	107,728	109,344	110,984	112,649	114,339	116,054	117,795	119,562	121,355	123,176	125,023	126,899	128,802	130,734	132,695	134,686	136,706	138,756	140,838
Commercial					69	70	71	72	73	74	75	77	78	79	80	81	82	84	85	86	88	89	90	92	93	94	96	97
Lots																												
Residential																												
Multi-Family																												
Commercial																												
REAL PROPERTY																												
Taxable Value																												
PV																												
City of El Paso	11,398,313																											
El Paso County	6,143,210																											
EPCC	1,773,464																											
University Medical	3,363,673																											
El Paso I.S.D.	15,934,128																											
Other	-																											
Total	38,612,788																											
PERSONAL PROPERTY																												
Taxable Value																												
PV																												
City of El Paso	-																											
El Paso County	-																											
EPCC	-																											
University Medical	-																											
El Paso I.S.D.	-																											
Other	-																											
Total	-																											
PERCENT RETAIL	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
SALES PER FOOT					250	254	258	261	265	269	273	277	282	286	290	294	299	303	308	313	317	322	327	332	337	342	347	352
SALES TAX																												
Taxable Value																												
PV																												
Total	1,552,263																											
SUMMARY																												
PV																												
City of El Paso	12,950,576																											
El Paso County	6,143,210																											
EPCC	1,773,464																											
University Medical	3,363,673																											
El Paso I.S.D.	15,934,128																											
Other	-																											
Total	40,165,051																											
PARTICIPATION																												
REAL PROPERTY																												
Taxable Value																												
PV																												
Lots	8,548,735																											
Residential	-																											
Multi-Family	-																											
Commercial	-																											
0	-																											
REAL PROPERTY	8,548,735																											
PERSONAL PROPERTY																												
Taxable Value																												
PV																												
Lots	-																											
Residential	-																											
Multi-Family	-																											
Commercial	-																											
0	-																											
REAL PROPERTY	-																											
SALES TAX																												
Taxable Value																												
PV																												
Total	-																											
SUMMARY																												
PV																												
Lots	30,405,513				32,539	185,862	467,178	759,672	1,226,740	1,712,187	2,384,513	3,083,048	3,775,740	3,991,248	4,071,073	4,152,494	4,235,544	4,320,255	4,406,660	4,494,794	4,584,689	4,676,383	4,769,911	4,865,309	4,962,615	5,061,868	5,163,105	5,061,868
Residential	-																											
Multi-Family	-																											
Commercial	-																											
0	-																											
REAL PROPERTY	30,405,513				32,539	185,862	467,178	759,672	1,226,740	1,712,187	2,384,513	3,083,048	3,775,740	3,991,248	4,071,073	4,152,494	4,235,544	4,320,255	4,406,660	4,494,794	4,584,689	4,676,383	4,769,911	4,865,309	4,962,615	5,061,868	5,163,105	5,061,868
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																												
SUMMARY																												
PV																												
Lots	15,565,568				10,846	61,954	155,726	253,224	998,298	1,171,901	1,408,033	1,653,142	1,896,549	1,981,144	2,020,767	2,061,182	2,102,406	2,144,454	2,187,343	2,231,090	2,275,712	2,321,226	2,367,650	2,415,003	2,463,303	2,512,570	2,562,821	2,512,570
Residential	6,143,210																											
Multi-Family	1,773,464																											

Financial Feasibility Analysis - Proposed Participation

TAXABLE BASE YEAR GROWTH 1.50%
DISCOUNT RATE 6.00%

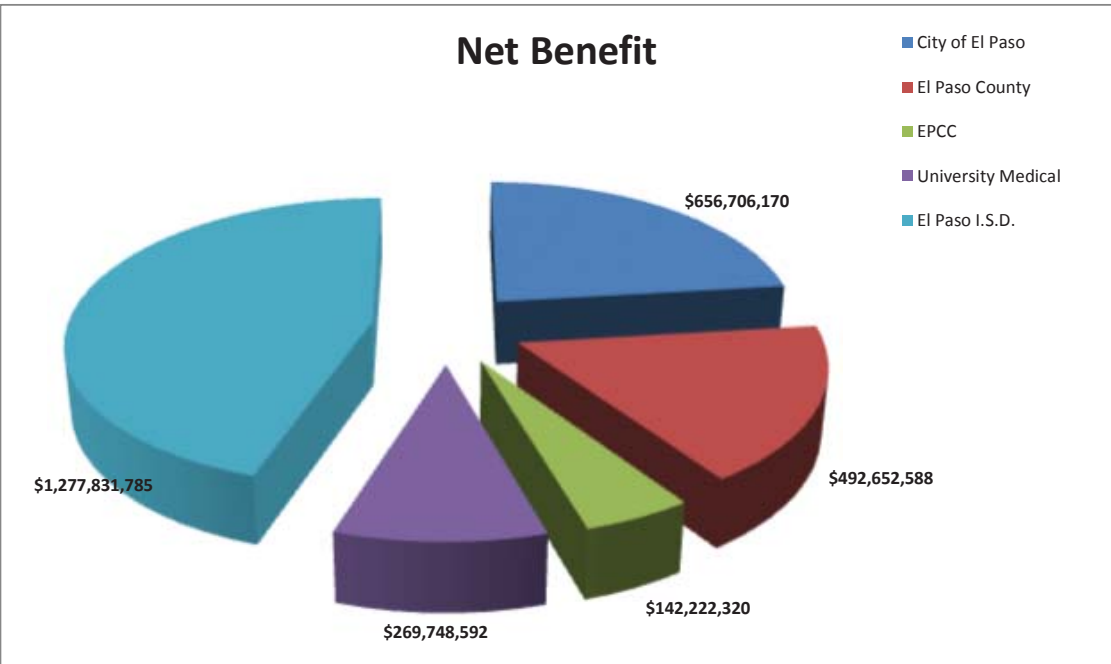
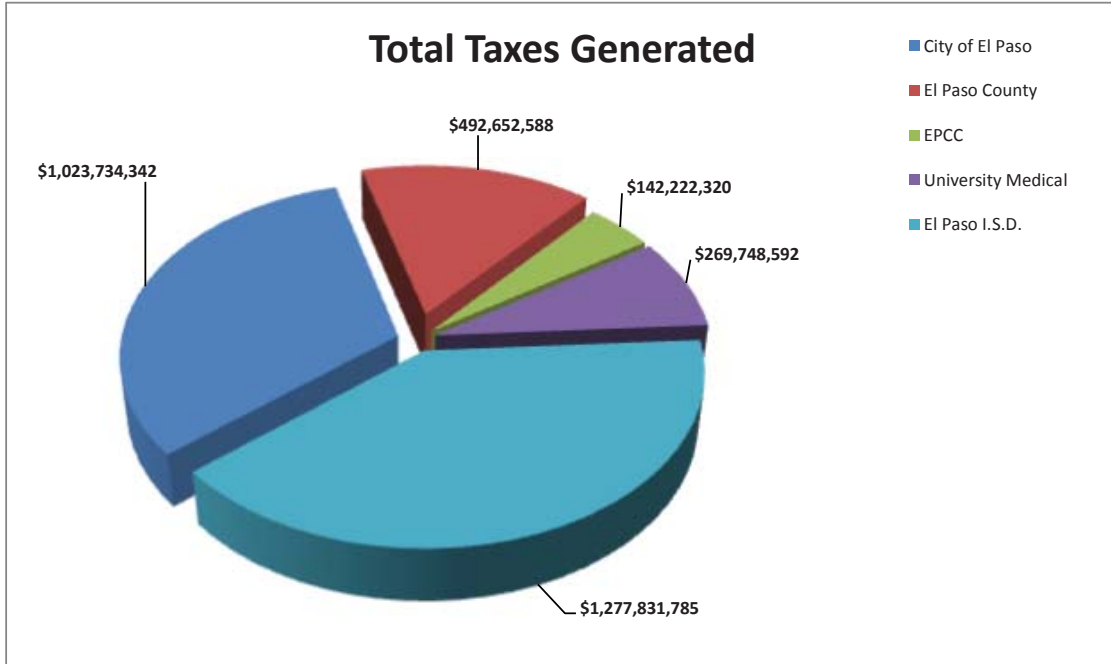
		REAL PROPERTY TAX										BUSINESS PERSONAL PROPERTY TAX										SALES TAX			HOT						
		0.9073010	75.00%	0.6804758								0.9073010	0%	0.0000000								City Sales Tax Rate	0.0200000	0.00%	0.0000000	City HOT	0%	0%			
		0.4889970	0.00%	0.0000000								0.4889970	0%	0.0000000								State Sales Tax Rate	0.0250000	0.00%	0.0000000	State HOT	0%	0%			
		0.1411670	0.00%	0.0000000								0.1411670	0%	0.0000000																	
		0.2877470	0.00%	0.0000000								0.2877470	0%	0.0000000																	
		1.2683500	0.00%	0.0000000								1.2683500	0%	0.0000000																	
		0.0000000	0.00%	0.0000000								0.0000000	0%	0.0000000																	
		3.0735620		0.6804758								3.0735620		0.0000000																	
REVENUE YEAR	BASE YEAR	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
City of El Paso	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
El Paso County	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
EPCC	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
University Medical	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
El Paso I.S.D.	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
Other	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	
TAXABLE VALUE																															
City of El Paso	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
El Paso County	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
EPCC	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
University Medical	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
El Paso I.S.D.	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
Other	29,667,235	30,112,244	30,563,927	31,022,386	31,487,722	31,960,038	32,439,438	32,926,030	33,419,920	33,921,219	34,430,037	34,946,488	35,470,685	36,002,746	36,542,787	37,090,929	37,647,292	38,212,002	38,785,182	39,366,960	39,957,464	40,556,826	41,165,178	41,782,656	42,409,396	43,045,537	43,691,220	44,346,495	45,012,400	45,688,975	
TAXABLE VALUE INCREMENT																															
City of El Paso	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
El Paso County	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
EPCC	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
University Medical	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
El Paso I.S.D.	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
Other	7,486,198	7,931,207	8,382,890	8,841,349	9,306,685	9,779,001	10,258,401	10,744,993	11,238,883	11,740,182	12,249,000	12,765,451	13,289,648	13,821,709	14,361,750	14,909,892	15,466,255	16,030,965	16,604,145	17,185,923	17,776,427	18,375,789	18,984,141	19,601,619	20,228,359	20,864,500	21,510,183	22,165,500	22,830,975	23,506,000	
REVENUE A																															
TAXABLE VALUE GROWTH		50,942	53,970	57,044	60,163	63,330	66,544	69,806	73,117	76,478	79,889	83,351	86,866	90,433	94,053	97,728	101,458	105,244	109,087	112,987	116,946	120,964	125,043	129,182	133,384	137,649	141,978	146,372	150,831		
City of El Paso	50,942	53,970	57,044	60,163	63,330	66,544	69,806	73,117	76,478	79,889	83,351	86,866	90,433	94,053	97,728	101,458	105,244	109,087	112,987	116,946	120,964	125,043	129,182	133,384	137,649	141,978	146,372	150,831	154,763		
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EPCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
University Medical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
npv @ 6%	1,622,004	50,942	53,970	57,044	60,163	63,330	66,544	69,806	73,117	76,478	79,889	83,351	86,866	90,433	94,053	97,728	101,458	105,244	109,087	112,987	116,946	120,964	125,043	129,182	133,384	137,649	141,978	146,372	150,831		
POD 1																															

Financial Feasibility Analysis - 100% of Revenue

REVENUE YEAR	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	TOTALS			
BASE YEAR	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070				
City of El Paso	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037			
El Paso County	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037		
EPCC	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037		
University Medical	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037		
El Paso I.S.D.	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037		
Other	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037	22,181,037		
TAXABLE VALUE																													
City of El Paso	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
El Paso County	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
EPCC	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
University Medical	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
El Paso I.S.D.	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
Other	44,346,588	45,011,787	45,686,964	46,372,268	47,067,852	47,773,870	48,490,478	49,217,835	49,956,103	50,705,444	51,466,026	52,238,016	53,021,587	53,816,910	54,624,164	55,443,527	56,275,179	57,119,307	57,976,097	58,845,738	59,728,424	60,624,351	61,533,716	62,456,722	63,393,572	64,343,888	65,304,200		
TAXABLE VALUE INCREMENT																													
City of El Paso	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
El Paso County	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
EPCC	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
University Medical	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
El Paso I.S.D.	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
Other	22,165,551	22,830,750	23,505,927	24,191,231	24,886,815	25,592,833	26,309,441	27,036,798	27,775,066	28,524,407	29,284,989	30,056,979	30,840,550	31,635,873	32,443,127	33,262,490	34,094,142	34,938,270	35,795,060	36,664,701	37,547,387	38,443,314	39,352,679	40,275,685	41,212,535	42,163,822	43,121,155		
REVENUE A																													
TAXABLE VALUE GROWTH	201,108	207,144	213,270	219,487	225,798	232,204	238,706	245,305	252,003	258,802	265,703	272,707	279,817	287,033	294,357	301,791	309,336	316,995	324,769	332,659	340,668	348,797	357,047	365,422	373,922	383,044	392,802		
City of El Paso	108,389	111,642	114,943	118,294	121,696	125,148	128,652	132,209	135,819	139,483	143,203	146,978	150,809	154,696	158,640	162,643	166,714	170,854	175,073	179,371	183,748	188,195	192,713	197,302	201,973	206,726	211,562	216,481	
El Paso County	37,429	38,129	38,833	39,541	40,253	40,969	41,689	42,413	43,141	43,873	44,609	45,349	46,093	46,841	47,593	48,349	49,109	49,873	50,641	51,413	52,189	52,969	53,753	54,541	55,333	56,129	56,929	57,733	
EPCC	59,348	61,129	62,936	64,771	66,634	68,524	70,443	72,390	74,367	76,373	78,410	80,477	82,564	84,681	86,828	88,995	91,283	93,592	95,922	98,273	100,645	103,038	105,452	107,887	110,343	112,820	115,318	117,837	
University Medical	281,137	289,574	298,137	306,829	315,652	324,607	333,696	342,921	352,285	361,789	371,436	381,228	391,166	401,254	411,492	421,885	432,433	443,140	454,007	465,033	476,220	487,569	499,180	510,953	522,897	534,912	547,000	559,163	
El Paso I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
POD 1	681,272	701,717	722,469	743,532	764,912	786,612	808,637	830,993	853,684	876,715	900,092	923,820	947,993	972,348	997,160	1,022,343	1,047,905	1,073,849	1,100,183	1,126,912	1,154,042	1,181,579	1,209,529	1,237,898	1,266,693	1,295,922	1,325,595	1,355,712	
REAL PROPERTY TAX	766,428,790	777,925,222	789,594,101	801,438,012	813,459,582	825,661,476	838,046,398	850,617,094	863,376,350	876,326,996	889,471,901	902,813,979	916,356,189	930,101,532	944,053,055	958,213,850	972,587,058	987,175,864	1,001,983,502	1,017,013,255	1,032,268,453	1,047,752,480	1,063,468,767	1,079,420,799	1,095,612,111	1,111,529,000	1		

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$1,023,734,342	\$367,028,172	\$656,706,170
El Paso County	\$492,652,588	\$0	\$492,652,588
EPCC	\$142,222,320	\$0	\$142,222,320
University Medical	\$269,748,592	\$0	\$269,748,592
El Paso I.S.D.	\$1,277,831,785	\$0	\$1,277,831,785
Total	\$3,206,189,628	\$367,028,172	\$2,839,161,456



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

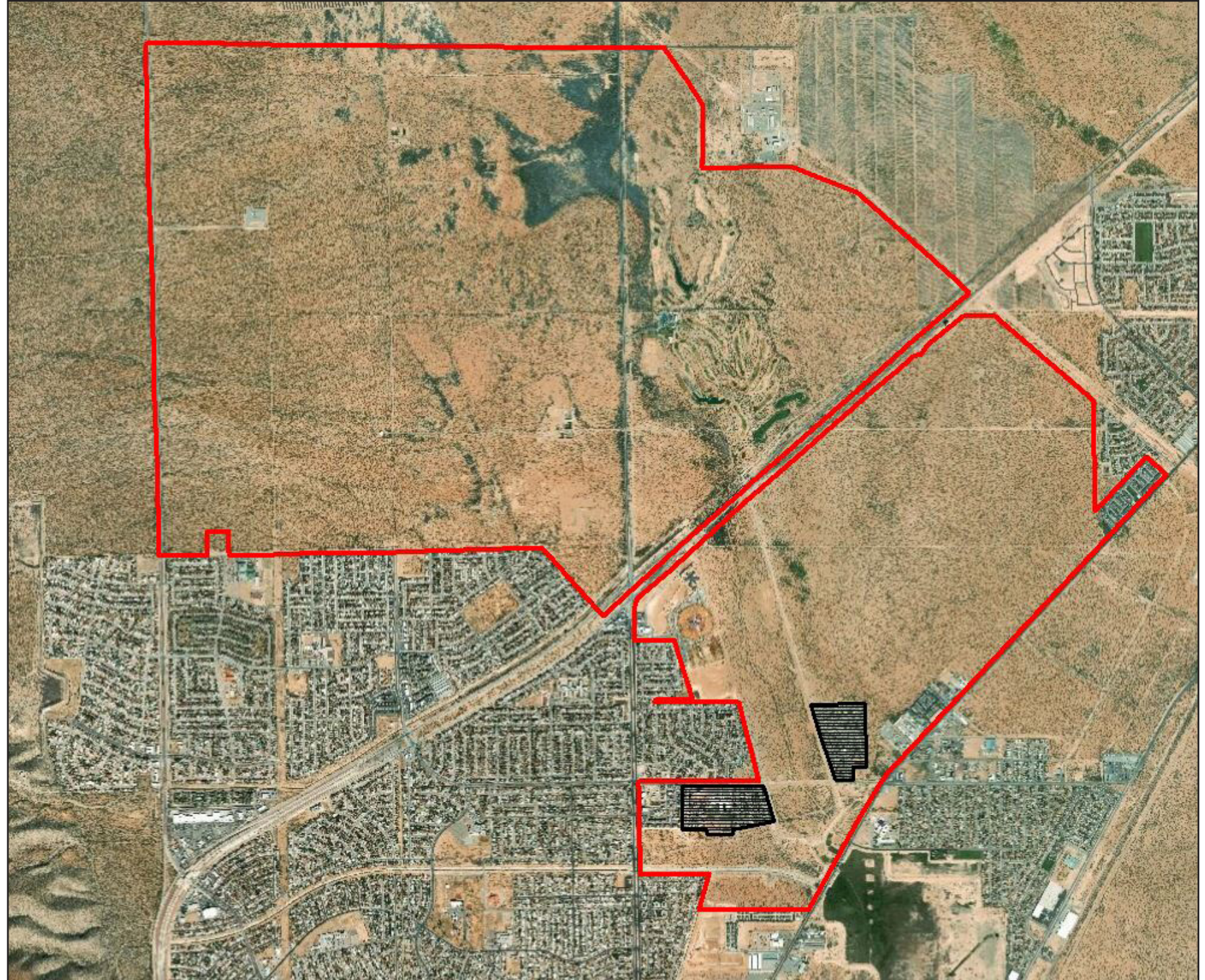
Length of TIRZ #13 in Years:

The TIRZ has a 52-year term and is scheduled to end on December 31, 2070.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	LAND_ACRES	StateCode	Exemptions	OwnerName
27314	80 TSP 1 SEC 29 T & P SURV TR 2-C-2 (0.4178 AC)	0.4178	C10		DYER BUSINESS PARK LLC
31342	80 TSP 1 SEC 29 T & P SURV TR 7-B-1 (0.4664 AC)	0.4664	XV-C	EX-XV	STATE OF TEXAS
32015	80 TSP 1 SEC 20 T & P SURV POSS INT IN PT OF 1 (0.1125 AC)	0.1125	C10		CROWN CASTLE
33554	80 TSP 1 SEC 18 T & P SURV TR 3 (447.3413 AC)	447.3413	XV-C	EX-XV	CITY OF EL PASO
35952	80 TSP 1 SEC 29 T & P SURV TR 7-B (2.6348 AC)	2.6348	E		WHOLESALE LANDVESTMENTS LLC
51381	80 TSP 1 SEC 18 T & P SURV PONDING AREA (3.4435 AC)	3.4435	XV-C	EX-XV	PEOPLE OF THE STATE OF TEXAS
64491	80 TSP 1 SEC 32 T & P SURV TR 1 (1.1644 AC)	1.1644	C10		CHASE BANK OF TEXAS (TR)
72532	80 TSP 1 SEC 7 T & P SURV 2-A (12.525 AC)	12.525	XV-C	EX-XV	CITY OF EL PASO
79547	80 TSP 1 SEC 31 T & P SURV TR 1-A-4 (7.87 AC)	7.87	XV-C	EX-XV	CITY OF EL PASO
85276	81 TSP 1 SEC 22 T & P SURV (5.5787 AC)	5.5787	J3		EL PASO ELECTRIC CO
86001	80 TSP 1 SEC 29 T & P SURV TR 6-C (6.00 AC)	6	C10		LUBAS JUAN
86717	81 TSP 1 SEC 20 T & P SURV TR 1 (34.703 AC)	34.703	C1	EX-XV	CITY OF EL PASO
89254	80 TSP 1 SEC 20 T & P SURV TR 5 (2.836 AC)	2.836	XV-R	EX-XV	EL PASO WATER UTILITIES PSB
107356	80 TSP 1 SEC 17 T & P SURV TR 4-A (0.094 AC)	0.094	XV-R	EX-XV	EL PASO WATER UTILITIES PSB
107733	80 TSP 1 SEC 29 T & P SURV TR 7-A (37.471 AC)	37.471	C10		NEWMAN RANCH PARTNERS LP
113361	80 TSP 1 SEC 29 T & P SURV TR 6-E (2.00 AC)	2	F1		DYER BUSINESS PARK
115588	80 TSP 1 SEC 29 T & P SURV TR 4 (3.03 AC)	3.03	F1		DYER BUSINESS PARK LLC
117626	80 TSP 1 SEC 17 T & P SURV TR 5-A (0.0262 AC)	0.0262	J6		EPNG PIPELINE CO
120675	80 TSP 1 SEC 29 T & P SURV 6-A (1.00 AC) & 6-A-1 (1.00 AC) (2.00 AC)	2	F1		DYER BUSINESS PARK
128990	81 TSP 1 SEC 20 T & P SURV TR 2 (9.115 AC)	9.115	C1	EX-XV	PEOPLE OF THE STATE OF TEXAS
154771	80 TSP 1 SEC 20 T & P SURV TR 2 (4.7033 AC)	4.7033	XV-C	EX-XV	STATE OF TEXAS
155880	80 TSP 1 SEC 17 T & P SURV TR 1-C (4.137 AC)	4.137	D6		HALLMARK BRUCE (RECEIVER)
162050	80 TSP 1 SEC 18 T & P SURV TR 3-C (5.8796 AC)	5.8796	XV-C	EX-XV	CITY OF EL PASO
170635	81 TSP 1 SEC 21 T & P SURV (121.1939 AC)	121.1939	XV-C	EX-XV	CITY OF EL PASO
173357	80 TSP 1 SEC 29 T & P SURV 2-B (2.525 AC) & 2-B-1 (0.23 AC) (2.755 AC)	2.755	F1		MOWAD KENNETH P J
174776	81 TSP 1 SEC 14 T & P SURV (24.763 AC)	24.763	J3		EL PASO ELECTRIC CO
178655	80 TSP 1 SEC 30 T & P SURV (364.2961 AC)	364.2961	XV-C	EX-XV	CITY OF EL PASO
181911	80 TSP 1 SEC 21 T & P SURV TR 3-G (1.4603 AC)	1.4603	XV-C	EX-XV	STATE OF TEXAS
186344	80 TSP 1 SEC 29 T & P SURV TR 2-C-1 (0.642 AC)	0.642	F1		KINCAID ROBERT & HELEN
190044	80 TSP 1 SEC 17 T & P SURV 4 (39.996 AC) & 5 (4.5538 AC) (44.5498 AC)	44.5498	XV-C	EX-XV	CITY OF EL PASO
194760	81 TSP 1 SEC 13 T & P SURV (636.896 AC)	636.896	C1	EX-XV	CITY OF EL PASO
202034	80 TSP 1 SEC 30 T & P SURV (6.198 AC)	6.198	XV-C	EX-XV	PEOPLE OF THE STATE OF TEXAS
204429	81 TSP 1 SEC 19 T & P SURV (570.9198 AC)	570.9198	XV-C	EX-XV	CITY OF EL PASO
218824	80 TSP 1 SEC 18 T & P SURV 3-A (9.7651 AC) 5-A (0.1049 AC) (9.87 AC)	9.87	J6		EPNG PIPELINE CO
230643	80 TSP 1 SEC 29 T & P SURV TR 2-C (HOMESITE) (0.0275 AC)	0.0275	A1		KINCAID ROBERT A & HELEN
234575	80 TSP 1 SEC 29 T & P SURV 6-B-1 (0.2401 AC) & 6-D (2.00 AC) 1 (2.2401 AC)	2.2401	F1		SUN COUNTRY PROPERTIES
247528	80 TSP 1 SEC 19 T & P SURV TR 1 (492.611 AC)	492.611	XV-C	EX-XV	CITY OF EL PASO
266123	80 TSP 1 SEC 31 T & P SURV TR 1-A (75.1104 AC)	75.1104	XV-C	EX-XV	CITY OF EL PASO
268070	81 TSP 1 SEC 11 T & P SURV TR 5 (14.066 AC)	14.066	C1	EX-XV	CITY OF EL PASO
269716	81 TSP 1 SEC 11 T & P SURV TR 1-A (292.8005 AC)	292.8	C1	EX-XV	CITY OF EL PASO
295982	80 TSP 1 SEC 19 T & P SURV TR 1-A (138.269 AC)	138.269	XV-C	EX-XV	CITY OF EL PASO
308339	1 PAINTED DUNES #2 LOT 2 (30579.12 SQ FT)	0.702	F1		TOMLIN PARTNERS LLC
326271	80 TSP 1 SEC 29 T & P SURV TR 2-C-3 (2.203 AC)	2.203	F1		ABRAHAM EDWARD
331749	81 TSP 1 SEC 14 T & P SURV (309.6085 AC OF W 1/2 OF SECTION)	309.6085	C1	EX-XV	CITY OF EL PASO
336577	80 TSP 1 SEC 20 T & P SURV TR 1 (529.253 AC)	529.253	XV-C	EX-XV	CITY OF EL PASO
336842	81 TSP 1 SEC 14 T & P SURV ELY PORTION (314.6185 AC)	314.6185	C1	EX-XV	CITY OF EL PASO
337855	80 TSP 1 SEC 17 T & P SURV TR 1-C-2 (16.993 AC)	16.993	XV-R	EX-XV	CITY OF EL PASO
348013	80 TSP 1 SEC 18 T & P SURV TR 5 (1.3801 AC)	1.3801	XV-R	EX-XV	EL PASO WATER UTILITIES PSB
351135	81 TSP 1 SEC 20 T & P SURV TR 4 (4.132 AC)	4.132	C1	EX-XV	CITY OF EL PASO
352147	81 TSP 1 SEC 12 T & P SURV TR 1 (427.9706 AC)	427.9706	C1	EX-XV	CITY OF EL PASO

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	LAND_ACRES	StateCode	Exemptions	OwnerName
361634	80 TSP 1 SEC 29 T & P SURV TR 3 (3.03 AC)	3.03	F1		DYER BUSINESS PARK LLC
362126	81 TSP 1 SEC 13 T & P SURV (9.104 AC)	9.104	C1	EX-XV	PEOPLE OF THE STATE OF TEXAS
371451	80 TSP 1 SEC 17 T & P SURV TR 1-C-3 (17.645 AC)	17.645	XV-R	EX-XV	CITY OF EL PASO
374132	80 TSP 1 SEC 20 T & P SURV TR 1-A (22.4058 AC)	22.4058	XV-C	EX-XV	CITY OF EL PASO
381572	81 TSP 1 SEC 11 T & P SURV 4-A (163.111 AC) & 4-B (1.1670 AC) (164.278 AC)	164.278	XV-C	EX-XV	CITY OF EL PASO
409817	81 TSP 1 SEC 11 T & P SURV TR 2 (24.338 AC) & TR 3 (145.983 AC)	170.321	F1		EL PASO ELECTRIC CO
411136	81 TSP 1 SEC 20 T & P SURV TR 3 (594.05 AC)	594.05	C1	EX-XV	CITY OF EL PASO
411743	80 TSP 1 SEC 29 T & P SURV 1 (22.185 AC) 2-A (12.2613 AC) (234.4463 AC)	234.4463	XV-C	EX-XV	CITY OF EL PASO
411958	80 TSP 1 SEC 29 T & P SURV TR 6-B (1.7599 AC)	1.7599	F1		AMG CONSULTANTS
619912	BLK 1 NORTHERN LIGHTS LOT 1	23.975	B2		EL PASO PLACE APARTMENTS LLC
619913	BLK 1 NORTHERN LIGHTS LOT 2	1.6985	XV-C	EX-XV	CITY OF EL PASO
619914	BLK 1 NORTHERN LIGHTS LOT 3	1.3625	XV-C	EX-XV	CITY OF EL PASO
633136	BLK 1 THE PET BARRACKS 1 (EXC NELY PT)	2.5458	F1		PET BARRACKS PROPERTY COMPANY
638799	BLK 1 NORTH DESERT PALMS LOT 1	9.734	B2		NORTH DESERT PALMS LTD
638800	BLK 1 NORTH DESERT PALMS LOT 2	2.384	B2		TROPICANA BUILDING II LTD
642050	81 TSP 1 SEC 14 T & P SURV PT OF W 1/2 OF SECTION (5.01 AC)	5.01	J3		EL PASO ELECTRIC CO
642106	UNT 1 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.489	B2		BELLA ESTANCIAS LLC
642107	UNT 2 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.567	B2		BELLA ESTANCIAS LLC
642108	UNT 3 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.513	B2		BELLA ESTANCIAS LLC
642109	UNT 4 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.524	B2		BELLA ESTANCIAS LLC
642110	UNT 5 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.521	B2		BELLA ESTANCIAS LLC
642111	UNT 6 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.457	B2		BELLA ESTANCIAS LLC
642112	UNT 7 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.493	B2		HACIENDAS ESPANOLA LLC
642113	UNT 8 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.71	B2		HACIENDAS ESPANOLA LLC
642114	UNT 9 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.666	B2		HACIENDAS ESPANOLA LLC
642115	UNT 10 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.479	B2		HACIENDAS ESPANOLA LLC
642116	UNT 11 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.507	B2		HACIENDAS ESPANOLA LLC
642117	UNT 12 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.642	B2		HACIENDAS ESPANOLA LLC
642118	UNT 13 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.49	B2		HACIENDAS ESPANOLA LLC
642119		0			
642120	UNT 15 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.626	B2		HACIENDAS ESPANOLA LLC
642121	UNT 16 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.616	B2		HACIENDAS ESPANOLA LLC
642122	UNT 17 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.334	B2		HACIENDAS ESPANOLA LLC
642123	UNT 18 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.421	B2		HACIENDAS ESPANOLA LLC
642124	UNT 19 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.38	B2		BELLA ESTANCIAS LLC
642125	UNT 20 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.427	B2		BELLA ESTANCIAS LLC
642126	UNT 21 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.504	B2		BELLA ESTANCIAS LLC
642127	UNT 22 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.342	B2		BELLA ESTANCIAS LLC
642128	UNT 23 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.423	B2		HACIENDAS ESPANOLA LLC
642129	UNT 24 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.432	B2		HACIENDAS ESPANOLA LLC
642130	UNT 25 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.399	B2		HACIENDAS ESPANOLA LLC
642131	UNT 26 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.398	B2		HACIENDAS ESPANOLA LLC
642132	UNT 27 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.384	B2		HACIENDAS ESPANOLA LLC
642133	UNT 28 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	5.368	B2		HACIENDAS ESPANOLA LLC
644522	81 TSP 1 SEC 19 T & P SURV (50.7072 AC)	50.7072	XV-C	EX-XV	EL PASO INDEPENDENT SCHOOL DIST

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	LAND_ACRES	StateCode	Exemptions	OwnerName
644592	80 TSP 1 SEC 20 T & P SURV TR 2-B (4.8744 AC)	4.8744	C10		EL PASO WATER UTILITIES
644593	80 TSP 1 SEC 29 T & P SURV TR 7-B-1-A (10.4736 AC)	10.4736	C10		EL PASO WATER UTILITIES
650311	81 TSP 1 SEC 22 T & P SURV (8.4731 AC) OUT OF SEC FOR XMPT PROPERTIES (SANDSTONE RANCH #9)	8.4731	C1	EX-XV	CITY OF EL PASO
652420	BLK 1 MCCOMBS EAST 1 (EXC WLY PTS & ACCESS EASEMENT) (4.9287 AC)	4.9287	F1		EP PLAZA PARTNERS LP
673026	BLK 1 MCCOMBS EAST PT OF 1 BEG 220 FT N OF SWC (130 FT ON ST- 240 FT ON N- 130 FT ON E- 240 FT ON S) (31200 SQ FT)	0.7163	F1		EP PLAZA PARTNERS LP
673028	BLK 1 MCCOMBS EAST PT OF 1 BEG 350 FT N OF SWC (131.96 FT ON ST- 240 FT ON N- 131.96 FT ON E- 240 FT ON S) (31670.4 SQ FT)	0.7271	F1		EP PLAZA PARTNERS LP
678789	BLK 1 MCCOMBS EAST SWLY PT OF 1 (180.00 FT ON ST-IRREG ON N- 120.80 FT ON E-381.94 FT ON S) (66468.20 SQFT)	1.5259	F1		EP PLAZA PARTNERS LP
680420	BLK 1 MCCOMBS EAST REPLAT A LOT 2A	9.1866	C10		EP PLAZA PARTNERS LP
680421	BLK 1 MCCOMBS EAST REPLAT A LOT 2B	4.923	F1		RBC EL PASO GROUP INVESTMENTS LLC
687536	BLK 1 MCCOMBS EAST PT OF 1 (ACCESS EASEMENT) (1.3800 AC)	1.38	F1		EP PLAZA PARTNERS LP
687962	BLK 1 MCCOMBS EAST REPLAT A PT OF 2A (ACCESS EASEMENT) (60984.00 SQ FT)	1.4	F1		EP PLAZA PARTNERS LP
687966	BLK 1 MCCOMBS EAST REPLAT A PT OF 2A BEG 614 FT SW OF NE COR & 240 FT SE (347.99 FT ON NWLY- 45 FT ON NELY- 353 FT ON SELY -46.39 FT ON SWLY (158	0.3647	F1		EP PLAZA PARTNERS LP
687970	BLK 1 MCCOMBS EAST REPLAT A PT OF 2A (PONDING AREA) (44431.2 SQ FT)	1.02			EP PLAZA PARTNERS LP
688407	BLK 1 MCCOMBS EAST NWLY PT OF 1 (469.58 FT & 178.35 FT ON ST- 246.06 FT ON NLY- IRREG ON ELY- 240 FT ON SLY) (65340.00 SQ FT)	1.5	F1		EP PLAZA PARTNERS LP
688408	BLK 1 MCCOMBS EAST REPLAT A SWLY PT OF 2A (112820.40 SQ FT)	2.59	F1		EP PLAZA PARTNERS LP
688409	BLK 1 MCCOMBS EAST REPLAT A WLY PT OF 2A (109623.09 SQ FT)	2.5166	C10		EP PLAZA PARTNERS LP
688411	BLK 1 MCCOMBS EAST REPLAT A NWLY PT OF 2A (97038.61 SQ FT)	2.2277	C10		EP PLAZA PARTNERS LP
691011	80 TSP 1 SEC 31 T & P SURV TR 1-A-5 (43.4000 AC)	43.4	C10		NORTHTOWNE VILLAGE JOINT VENTURE
691038	80 TSP 1 SEC 31 T & P SURV TR 1-A-6 (73.1900 AC)	73.19	C10		NORTHTOWNE VILLAGE JOINT VENTURE
693382	BLK 1 THE PET BARRACKS NELY PT OF 1 (108.00 FT ON ST- 660.00 FT ON WLY- 108.00 FT ON NLY- 660.00 FT ON ELY) (71264.16 SQ FT)	1.636	F1		HUNT COMMUNITIES HOLDING LLC

EXHIBIT A
REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN