

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

CITY CLERK DEPT
2019 FEB 26 AM 10:43

DEPARTMENT: Economic and International Development Department

AGENDA DATE: First Reading: March 5, 2019
Public Hearing: March 19, 2019

CONTACT PERSON/PH. No.: Elizabeth Triggs, Assistant Director 915-212-1619

DISTRICT(S) AFFECTED: District 4

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? OR AUTHORIZE the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

An ordinance of the City Council of the City of El Paso, Texas amending Ordinance No. 018792 concerning Tax Increment Reinvestment Zone Number Eleven, City of El Paso, Texas, by expanding the boundaries of the Zone; containing findings related to the expansion of the Zone; establishing the City's tax increment contribution in regards to the expanded area; and amending the language of the zone duration provision.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

On May 29, 2018, the City Council approved Ordinance No. 018792, designating a contiguous geographic area within the City as a Reinvestment Zone Number Eleven, City of El Paso, Texas, encompassing the former Cohen Stadium site. The City is the only contributing taxing entity and contributes 100% of its property tax increment within the current boundaries of the zone.

This ordinance amends those boundaries to add an approximately 96.27 acre of primarily vacant and undeveloped land near the Cohen site. This parcel is also located within Transportation Reinvestment Zone 3.2. As a result, the City is proposing a 0% contribution of its property tax increment. Rather, the purpose of this ordinance is to establish the base value of the parcel as January 1, 2019.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

On May 29, 2018, the City Council approved Ordinance No. 018792, designating a contiguous geographic area within the City as a Reinvestment Zone Number Eleven, City of El Paso, Texas, encompassing the former Cohen Stadium site.

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

Tax Increment Fund established upon zone creation on May 29, 2019

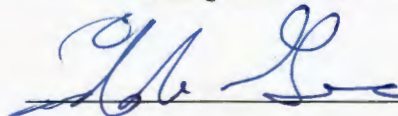
BOARD / COMMISSION ACTION:

Enter appropriate comments or N/A

N/A

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

For
DEPARTMENT HEAD:



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS, AMENDING ORDINANCE NO. 018792 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF EL PASO, TEXAS, BY EXPANDING THE BOUNDARIES OF THE ZONE; CONTAINING FINDINGS RELATED TO THE EXPANSION OF THE ZONE; ESTABLISHING THE CITY'S TAX INCREMENT CONTRIBUTION IN REGARDS TO THE EXPANDED AREA; AND AMENDING THE LANGUAGE OF THE ZONE DURATION PROVISION.

WHEREAS, the City of El Paso, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of the noncontiguous geographic area in the City specifically described in Exhibit "A-1" and Exhibit "B-1" of this Ordinance, through the expansion of a reinvestment zone in accordance with the Act; and

WHEREAS, on May 29, 2018, the City Council approved Ordinance No. 018792, designating a contiguous geographic area within the City as a Reinvestment Zone Number Eleven, City of El Paso, Texas (the "Zone"); and

WHEREAS, the City Council now desires to amend the Zone to add approximately 96.27 acres of land to the existing approximately 50.00 acres in the Zone; and

WHEREAS, upon approval of this Ordinance, the Zone will consist of approximately 146.27 acres of noncontiguous land, as described in Exhibit "A-1" of this Ordinance; and

WHEREAS, Section 311.011 (e) of the Act, in pertinent part, provides that if an amendment increases the geographic area of the zone, modifies the percentage of tax increment to be contributed by a taxing unit, or increases the total estimated project costs, the approval must be by ordinance adopted after public hearing pursuant to Sections 311.003 (c) and (d); and

WHEREAS, as required by the Act, the City has prepared an Amended Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Eleven, City of El Paso, attached as Exhibit "C-1" (hereinafter referred to as the "Preliminary Amended Project and Finance Plan") for the expanded tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on March 11, 2019, which date is before the seventh (7th) day before the public hearing held on March 19, 2019; and

WHEREAS, at the public hearing on March 19, 2019, in accordance with Section 311.003 (c) of the Act, interested persons were permitted to speak for or against the Zone expansion, the proposed boundaries, and the concept of tax increment financing; and owners of property in the proposed Zone were given the opportunity to protest inclusion of their property in the Zone; and

WHEREAS, the City has taken all actions required to expand the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Texas Tax Code, and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed expanded Zone; and

WHEREAS, the City desires to amend the language of the zone duration provision to more closely follow the language of Texas Tax Code, Section 311.017.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. EXPANDED BOUNDARIES.

Ordinance No. 018792 is hereby amended to add approximately 96.27 acres of land legally described as **LOT 5, BLOCK 6 CASTNER RANGE, EL PASO COUNTY, TEXAS** to the existing approximately 50.00 acres of land in the Zone, with said amendments attached hereto as Exhibit "A-1" and Exhibit "B-1" and incorporated herein by reference for all purposes.

SECTION 3. FINDINGS.

The City Council finds that, notwithstanding the expansion of the boundaries of the Zone, the Zone continues to meet the requirements of Sections 311.005 and 311.006 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

- (a) The Tax Increment Base for the parcel added to the Zone with the March 19, 2019 boundary amendment is the total appraised value of all real property taxable by the City within the Zone determined as of January 1, 2019; and

(b) The TIF Fund with respect to the parcel added to the Zone with the March 19, 2019 boundary amendment shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a), Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f), Texas Tax Code, plus (ii) zero percent (0%) of the City's available portion of the tax increment, as defined by Section 311.012(a), Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment.

SECTION 5. DURATION OF THE ZONE.

Section 5 of Ordinance No. 018792 is hereby amended in its entirety to read as follows:

That, in accordance with Section 311.004 (a) (3) of the Act, the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance. Further, in accordance with Section 311.004 (a) (4) of the Act, the Zone shall terminate on the earlier of the following: (i) December 31, 2054 or an earlier or later termination date as designated by an ordinance adopted pursuant to Section 311.017(a) (1) of the Act; or (ii) on the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full.

SECTION 6. EFFECT OF ORDINANCE NO. 018792

Except as expressly amended herein, Ordinance No. 018792 shall remain in full force and effect.

PASSED AND APPROVED this _____ day of _____ 2019.


CITY OF EL PASO

Dee Margo
Mayor

ATTEST:


Laura D. Prine
City Clerk

APPROVED AS TO FORM:

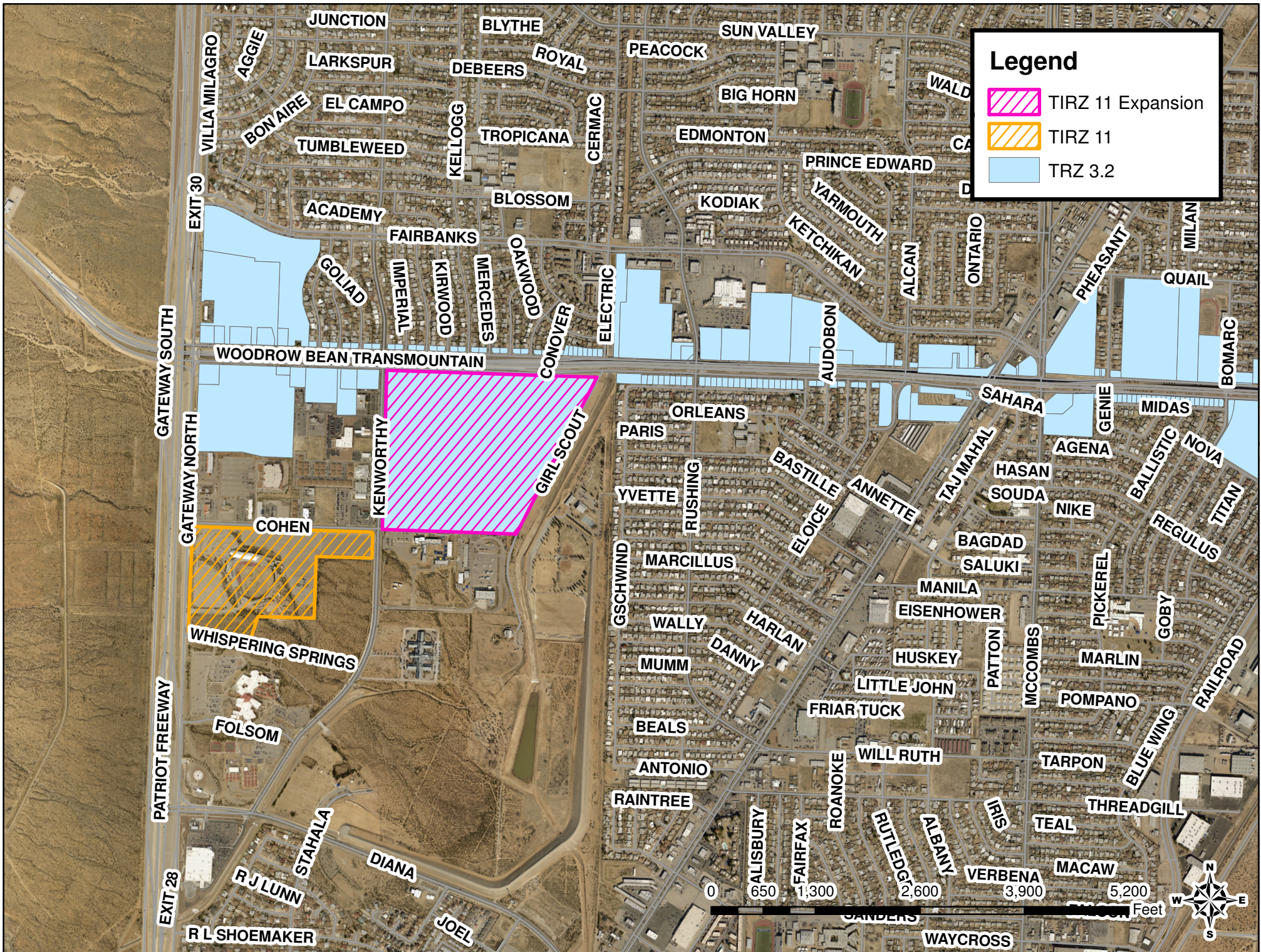


Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:



Jessica Herrera, Director
Economic & International Development

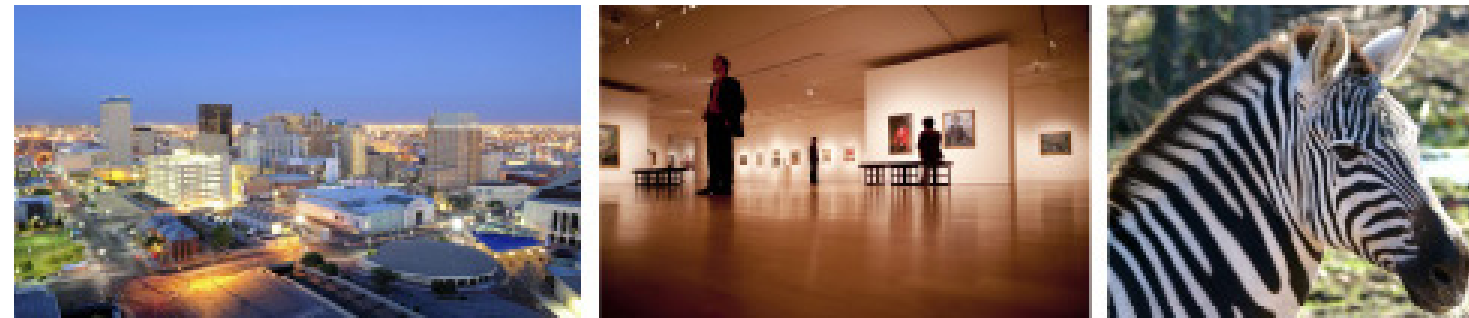


Tax Increment Reinvestment Zone #11 City of El Paso, Texas



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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.



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.



Tax Increment Reinvestment Zone #11, City of El Paso

Tax Increment Reinvestment Zone #11 (TIRZ) was created in 2018 by Ordinance No. 018792 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 #11 will promote the creation of mixed-use development consisting of destination retail and entertainment that will serve as a catalyst for Northeast El Paso. In 2019, the boundaries of TIRZ #11 were expanded to include TIRZ #11A as seen in the map to the left.

The amended project and financing plan outlines the funding of \$26,318,091 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.

Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.

- TIRZ #11 Boundary (Base 2018)
- TIRZ #11A Boundary (Base 2019)






Boundary Description

TIRZ #11 is located in the northern portion of the City of El Paso encompassing approximately 50.00 acres. TIRZ #11 is generally bound by Gateway N Boulevard to the west, Cohen Avenue to the north, Kenworthy Street to the east, and Whispering Springs Drive to the south. TIRZ #11A is also located in the northern portion of the City of El Paso encompassing 96.27 acres. TIRZ #11A is generally bound by Kenworthy Street to the west, Woodrow Bean Transmountain to the north, Cohen Avenue to the south, and Girl Scout Way to the east.

 - TIRZ #11 Boundary (Base 2018)

 - TIRZ #11A Boundary (Base 2019)

TIRZ #11

Being that certain tract of land identified as parcel 568428, being more particularly described as follows:

Legal Description: 7 Castner Range N PT of Block (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W), containing 50.00 acres of land.

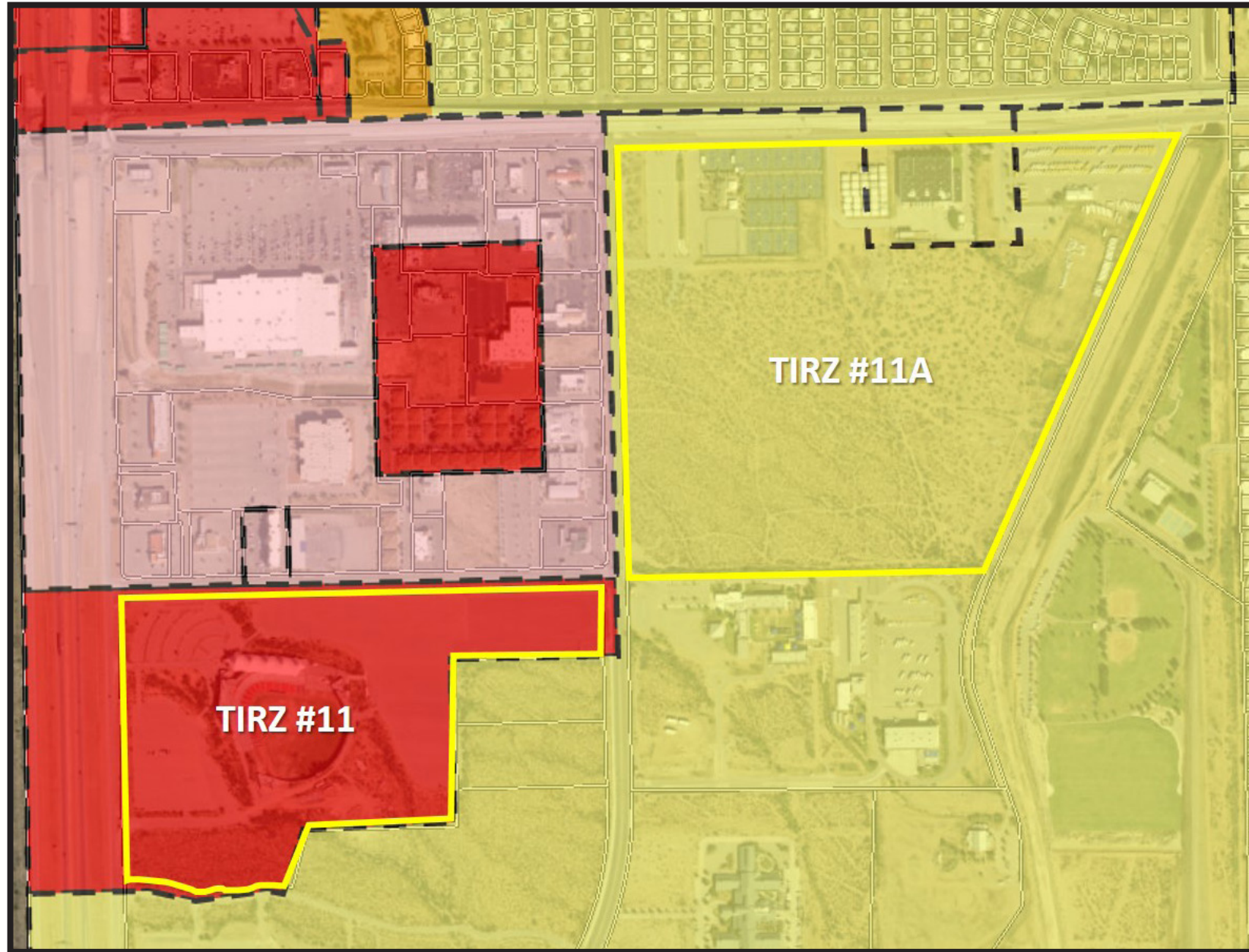


TIRZ #11A

Being that certain tract of land identified as parcel 21125, being more particularly described as follows:

Legal Description: Lot 5, Block 6 Castner Range, containing 96.27 acres of land.





Land Use

The TIRZ contains Cohen Stadium, an underused 30 year old structure, and its associated parking lots. The expanded TIRZ #11A boundaries include primarily vacant land, as well as land along the northern portion used by El Paso Independent School District for a variety of purposes including a tennis center and parking.

Method of Relocating Persons to be Displaced

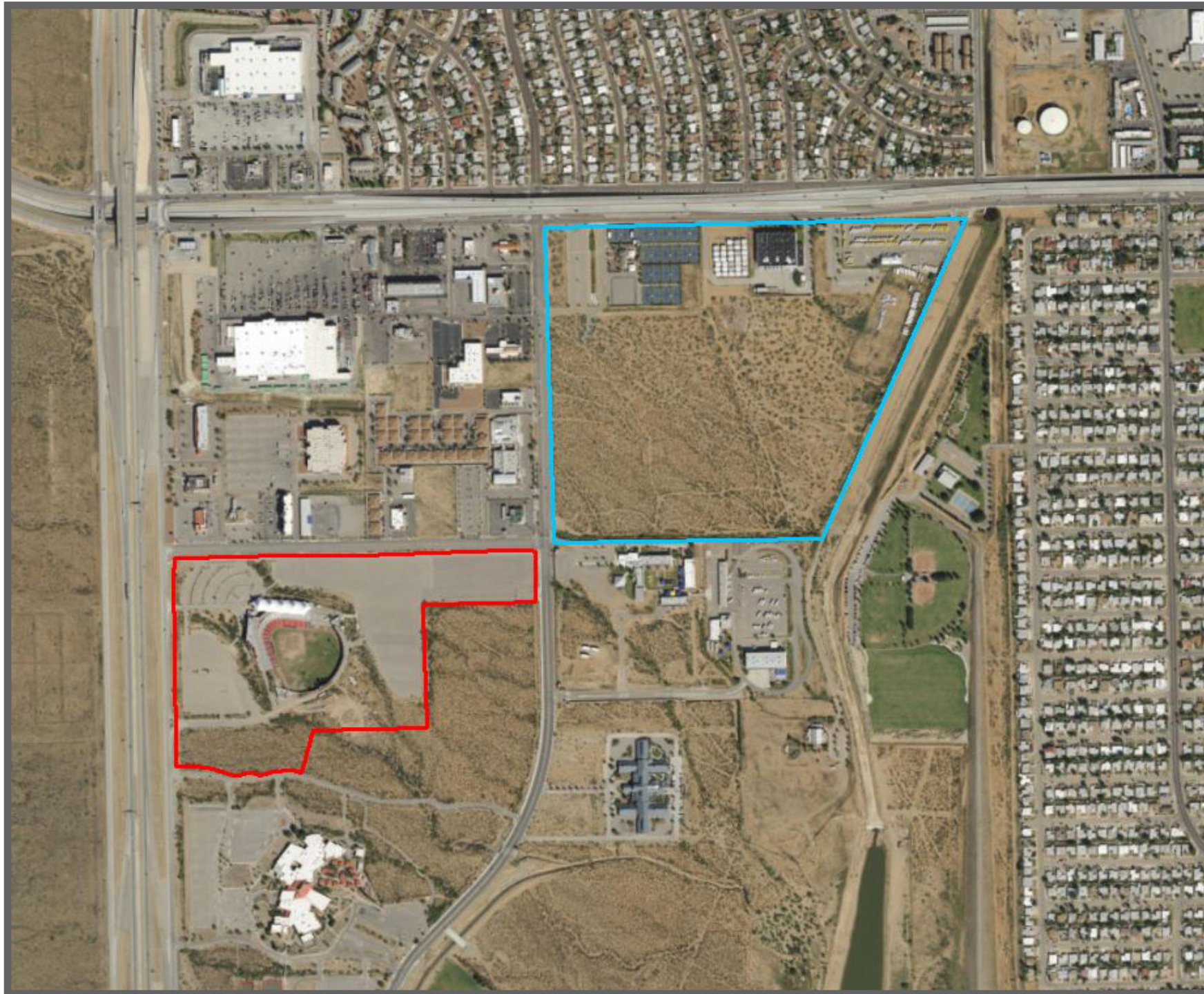
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Zoning

The property within TIRZ #11 is currently zoned as C-4, Regional Commercial (shaded in red). Regional Commercial allows for commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Regional Commercial serves to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

The property within TIRZ #11A is currently zoned as R-4, Light Density Residential (shaded in yellow). Light Density Residential zoning serves to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

As new development occurs, the current zoning will 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

There is currently one parcel within TIRZ #11, which is owned by the City of El Paso. The 2017 estimated base taxable value is \$0.

There is currently one parcel within TIRZ #11A, which is owned by El Paso ISD. The 2018 estimated base taxable value is \$0.

For further details of the parcel included within the TIRZ see Exhibit A.

 - TIRZ #11 Boundary (Base 2018)

 - TIRZ #11A Boundary (Base 2019)

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 and #11A that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 1,973,857	7.5%
Sanitary Sewer Facilities and Improvements	\$ 2,631,809	10.0%
Storm Water Facilities and Improvements	\$ 2,631,809	10.0%
Transit/Parking Improvements	\$ 3,947,714	15.0%
Street and Intersection Improvements	\$ 5,263,618	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 3,947,714	15.0%
Economic Development Grants	\$ 5,263,618	20.0%
Administrative Costs	\$ 657,952	2.5%
	\$ 26,318,091	100.0%

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 development is predominately a large scale mixed-use development within TIRZ #11 and office and retail within TIRZ #11A that will be constructed over the next 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.

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Public Investment							
Regional Water Park		2020	N/A	N/A	N/A		
Media Broadcasting Studio/Outdoor		2020	N/A	N/A	N/A		
Park + Amphitheater	304,920	2020	N/A	N/A	N/A		
Athletic Facility	87,000	2020	N/A	N/A	N/A		
Hotel							
Hotel #1	125	2020	2022	\$175,000	\$21,875,000		
Office							
Restaurant/Retail/Office - Building #15	7,000	2020	2022	\$175	\$1,225,000	\$0.00	\$0
Restaurant/Retail/Office - Building #16	5,000	2020	2022	\$175	\$875,000	\$0.00	\$0
Restaurant/Retail/Office - Building #17	6,000	2020	2022	\$175	\$1,050,000	\$0.00	\$0
Restaurant/Retail/Office - Building #18	8,000	2022	2024	\$175	\$1,400,000	\$0.00	\$0
Restaurant/Retail/Office - Building #19	8,000	2022	2024	\$175	\$1,400,000	\$0.00	\$0
Restaurant/Retail/Office - Building #20	7,000	2022	2024	\$175	\$1,225,000	\$0.00	\$0
Restaurant							
Restaurant/Retail/Office - Building #5	10,000	2020	2022	\$300	\$3,000,000	\$300.00	\$3,000,000
Restaurant/Retail/Office - Building #6	7,000	2020	2022	\$300	\$2,100,000	\$300.00	\$2,100,000
Restaurant/Retail/Office - Building #7	5,000	2020	2022	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #8	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #9	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #10	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #13	8,000	2022	2024	\$300	\$2,400,000	\$300.00	\$2,400,000
Retail							
Family Recreation Center	58,000	2022	2024	\$200	\$11,600,000	\$300.00	\$17,400,000
Entertainment/Retail	5,000	2022	2024	\$200	\$1,000,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #1	6,000	2022	2024	\$200	\$1,200,000	\$300.00	\$1,800,000
Restaurant/Retail/Office - Building #2	10,500	2022	2024	\$200	\$2,100,000	\$300.00	\$3,150,000
Restaurant/Retail/Office - Building #3	16,000	2024	2026	\$200	\$3,200,000	\$300.00	\$4,800,000
Restaurant/Retail/Office - Building #4	15,000	2024	2026	\$200	\$3,000,000	\$300.00	\$4,500,000
Restaurant/Retail/Office - Building #11	6,000	2024	2026	\$200	\$1,200,000	\$300.00	\$1,800,000
Restaurant/Retail/Office - Building #12	21,000	2024	2026	\$200	\$4,200,000	\$300.00	\$6,300,000
Restaurant/Retail/Office - Building #14	10,000	2024	2026	\$200	\$2,000,000	\$300.00	\$3,000,000
Retail_11A							
Retail	165,000	2021	2023	\$200	\$33,000,000	\$300.00	\$49,500,000
Retail	225,000	2023	2025	\$200	\$45,000,000	\$300.00	\$67,500,000
Office_11A							
Office	25,000	2021	2023	\$175	\$4,375,000	\$0.00	\$0
Office	25,000	2023	2025	\$175	\$4,375,000	\$0.00	\$0
Office	50,000	2025	2027	\$175	\$8,750,000	\$0.00	\$0
Total					\$167,550,000		\$174,750,000

Output @ Year

2054

GROSS

26,318,091

TIRZ 11
TIRZ 11A

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 100% of its real property increment within the TIRZ #11 boundaries only.

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.

TIRZ 11

Real Property Tax		YEARS 2020-2052	
City of El Paso	0.80343000	100%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.95970500			0.8034300

Personal Property Tax		Participation	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.95970500			0.0000000

TIRZ 11A

Real Property Tax		YEARS 2020-2052	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.95970500			0.0000000

Financial Feasibility Analysis - Hotel - TIRZ

35 YEAR HOTEL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.80343000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.80343000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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Hotel	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel #1	2020	125	\$ 175,000.00	\$ 21,875,000	\$ -	\$ -	\$ -	\$ -
TOTAL		125		21,875,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	27.1%	\$ 8,323,811	= \$ 8,323,811	+ \$ -	+ \$ -
El Paso County	15.3%	\$ 4,690,065	= \$ 4,690,065	+ \$ -	+ \$ -
EPCC	4.8%	\$ 1,467,418	= \$ 1,467,418	+ \$ -	+ \$ -
University Medical	8.5%	\$ 2,610,216	= \$ 2,610,216	+ \$ -	+ \$ -
El Paso I.S.D.	44.3%	\$ 13,572,050	= \$ 13,572,050	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 30,663,560	\$ 30,663,560	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 8,323,811	= \$ 8,323,811	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 8,323,811	\$ 8,323,811	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso County	21.0%	\$ 4,690,065	= \$ 4,690,065	+ \$ -	+ \$ -
EPCC	6.6%	\$ 1,467,418	= \$ 1,467,418	+ \$ -	+ \$ -
University Medical	11.7%	\$ 2,610,216	= \$ 2,610,216	+ \$ -	+ \$ -
El Paso I.S.D.	60.8%	\$ 13,572,050	= \$ 13,572,050	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 22,339,750	\$ 22,339,750	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - Office - TIRZ #11

35 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.80343000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.80343000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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Office	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Restaurant/Retail/Office - Building #15	2020	7,000	\$ 175.00	\$ 1,225,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #16	2020	5,000	\$ 175.00	\$ 875,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #17	2020	6,000	\$ 175.00	\$ 1,050,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #18	2022	8,000	\$ 175.00	\$ 1,400,000				
Restaurant/Retail/Office - Building #19	2022	8,000	\$ 175.00	\$ 1,400,000				
Restaurant/Retail/Office - Building #20	2022	7,000	\$ 175.00	\$ 1,225,000				
TOTAL		41,000		7,175,000				

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	27.1%	\$ 4,746,957	= \$ 4,746,957	+ \$ -	+ \$ -
El Paso County	15.3%	\$ 2,674,681	= \$ 2,674,681	+ \$ -	+ \$ -
EPCC	4.8%	\$ 836,849	= \$ 836,849	+ \$ -	+ \$ -
University Medical	8.5%	\$ 1,488,571	= \$ 1,488,571	+ \$ -	+ \$ -
El Paso I.S.D.	44.3%	\$ 7,739,957	= \$ 7,739,957	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 17,487,015	= \$ 17,487,015	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 4,746,957	= \$ 4,746,957	+ \$ -	+ \$ -
El Paso County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
EPCC	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
University Medical	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 4,746,957	= \$ 4,746,957	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
El Paso County	21.0%	\$ 2,674,681	= \$ 2,674,681	+ \$ -	+ \$ -
EPCC	6.6%	\$ 836,849	= \$ 836,849	+ \$ -	+ \$ -
University Medical	11.7%	\$ 1,488,571	= \$ 1,488,571	+ \$ -	+ \$ -
El Paso I.S.D.	60.8%	\$ 7,739,957	= \$ 7,739,957	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 12,740,058	= \$ 12,740,058	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

35 YEAR - RETAIL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.80343000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.80343000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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Restaurant/Retail	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Restaurant/Retail/Office - Building #5	2020	10,000	\$ 300.00	\$ 3,000,000	\$ 15.00	\$ 150,000	\$ 300.00	\$ 3,000,000
Restaurant/Retail/Office - Building #6	2020	7,000	\$ 300.00	\$ 2,100,000	\$ 15.00	\$ 105,000	\$ 300.00	\$ 2,100,000
Restaurant/Retail/Office - Building #7	2020	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #8	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #9	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #10	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #13	2022	8,000	\$ 300.00	\$ 2,400,000	\$ 15.00	\$ 120,000	\$ 300.00	\$ 2,400,000
Family Recreation Center	2022	58,000	\$ 200.00	\$ 11,600,000	\$ 15.00	\$ 870,000	\$ 300.00	\$ 17,400,000
Entertainment/Retail	2022	5,000	\$ 200.00	\$ 1,000,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #1	2022	6,000	\$ 200.00	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 300.00	\$ 1,800,000
Restaurant/Retail/Office - Building #2	2022	10,500	\$ 200.00	\$ 2,100,000	\$ 15.00	\$ 157,500	\$ 300.00	\$ 3,150,000
Restaurant/Retail/Office - Building #3	2024	16,000	\$ 200.00	\$ 3,200,000	\$ 15.00	\$ 240,000	\$ 300.00	\$ 4,800,000
Restaurant/Retail/Office - Building #4	2024	15,000	\$ 200.00	\$ 3,000,000	\$ 15.00	\$ 225,000	\$ 300.00	\$ 4,500,000
Restaurant/Retail/Office - Building #11	2024	6,000	\$ 200.00	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 300.00	\$ 1,800,000
Restaurant/Retail/Office - Building #12	2024	21,000	\$ 200.00	\$ 4,200,000	\$ 15.00	\$ 315,000	\$ 300.00	\$ 6,300,000
Restaurant/Retail/Office - Building #14	2024	10,000	\$ 200.00	\$ 2,000,000	\$ 15.00	\$ 150,000	\$ 300.00	\$ 3,000,000
TOTAL		192,500		43,000,000		2,887,500		57,750,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of El Paso	49.5%	\$ 63,383,090	=	\$ 14,412,057	+	\$ 964,252	+	\$ 48,006,781
El Paso County	6.8%	\$ 8,663,807	=	\$ 8,120,498	+	\$ 543,310	+	\$ -
EPCC	2.1%	\$ 2,710,715	=	\$ 2,540,725	+	\$ 169,990	+	\$ -
University Medical	3.8%	\$ 4,821,768	=	\$ 4,519,394	+	\$ 302,374	+	\$ -
El Paso I.S.D.	19.6%	\$ 25,071,213	=	\$ 23,498,991	+	\$ 1,572,222	+	\$ -
Other	18.3%	\$ 23,498,991	=	\$ 23,498,991	+	\$ -	+	\$ -
	100.0%	\$ 128,149,584		\$ 76,590,655		\$ 3,552,148		\$ 48,006,781
		100.0%		59.8%		2.8%		37.5%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of El Paso	100.0%	\$ 14,412,057	=	\$ 14,412,057	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 14,412,057		\$ 14,412,057		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Retail - TIRZ #11

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE																																						
REAL PROPERTY	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480
City of El Paso	4,331,989	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480
El Paso County	2,440,361	-	-	14,939	22,408	81,485	107,288	163,875	179,287	194,658	198,562	202,823	206,573	210,705	214,919	219,217	223,601	228,073	232,635	237,288	242,033	246,874	251,811	256,848	261,985	267,224	272,569	278,020	283,581	289,252	295,037	300,938	306,957	313,096	319,358	325,745	332,260	338,905
EPCC	763,692	-	-	4,674	7,011	25,495	33,568	51,273	56,089	60,904	62,122	63,365	64,632	65,925	67,243	68,588	69,960	71,359	72,788	74,242	75,727	77,241	78,786	80,362	81,969	83,609	85,281	86,986	88,726	90,501	92,311	94,157	96,040	97,961	99,920	101,918	103,957	106,036
University Medical	1,358,441	-	-	8,314	12,471	45,350	59,710	91,203	99,789	108,335	110,502	112,712	114,966	117,266	119,611	122,003	124,443	126,932	129,471	132,060	134,702	137,396	140,144	142,946	145,805	148,721	151,696	154,730	157,824	160,981	164,200	167,484	170,834	174,251	177,736	181,291	184,916	188,615
El Paso I.S.D.	7,063,333	-	-	43,230	64,845	235,800	310,470	474,220	518,760	563,300	579,568	586,057	592,778	600,734	621,929	647,055	659,996	673,196	686,660	700,393	714,403	728,689	743,262	758,128	773,290	788,756	804,531	820,622	837,034	853,775	870,850	888,267	906,033	924,153	942,636	961,489	980,719	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	15,958,308	-	-	97,670	146,055	532,747	701,450	1,071,413	1,172,043	1,272,673	1,298,127	1,324,089	1,350,571	1,377,582	1,405,134	1,433,237	1,461,901	1,491,139	1,520,962	1,551,381	1,582,409	1,614,057	1,646,338	1,679,265	1,712,850	1,747,108	1,782,050	1,817,691	1,854,044	1,891,125	1,928,948	1,967,527	2,006,877	2,047,015	2,087,955	2,129,714	2,172,309	2,215,753
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	PV	-	-	1,326	1,988	8,828	11,916	19,102	23,199	23,663	24,136	24,619	25,111	25,614	26,126	26,648	27,181	27,725	28,280	28,845	29,422	30,010	30,611	31,223	31,847	32,484	33,134	33,797	34,473	35,162	35,865	36,583	37,314	38,060	38,822	39,598	40,390	
City of El Paso	285,282	-	-	1,326	1,988	8,828	11,916	19,102	23,199	23,663	24,136	24,619	25,111	25,614	26,126	26,648	27,181	27,725	28,280	28,845	29,422	30,010	30,611	31,223	31,847	32,484	33,134	33,797	34,473	35,162	35,865	36,583	37,314	38,060	38,822	39,598	40,390	
El Paso County	162,433	-	-	747	1,120	4,974	6,714	10,763	13,072	13,333	13,600	13,872	14,149	14,432	14,721	15,015	15,315	15,622	15,934	16,253	16,578	16,909	17,248	17,593	17,944	18,303	18,669	19,042	19,424	19,812	20,208	20,613	21,025	21,445	21,874	22,312	22,758	
EPCC	86,822	-	-	234	351	1,598	2,101	3,367	3,729	4,090	4,452	4,813	5,174	5,535	5,896	6,257	6,618	6,979	7,340	7,701	8,062	8,423	8,784	9,145	9,506	9,867	10,228	10,589	10,950	11,311	11,672	12,033	12,394	12,755	13,116	13,477		
University Medical	90,491	-	-	416	604	2,768	3,737	5,990	6,932	7,275	7,620	7,965	8,310	8,655	9,000	9,345	9,690	10,035	10,380	10,725	11,070	11,415	11,760	12,105	12,450	12,795	13,140	13,485	13,830	14,175	14,520	14,865	15,210	15,555	15,900	16,245	16,590	
El Paso I.S.D.	470,046	-	-	2,162	3,242	14,394	19,429	31,145	34,486	37,827	38,583	39,340	40,142	40,944	41,746	42,548	43,350	44,152	44,954	45,756	46,558	47,360	48,162	48,964	49,766	50,568	51,370	52,172	52,974	53,776	54,578	55,380	56,182	56,984	57,786	58,588	59,390	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	1,061,943	-	-	4,884	7,325	32,520	43,896	70,367	77,914	85,461	87,171	88,914	90,692	92,506	94,356	96,244	98,168	100,132	102,134	104,177	106,261	108,386	110,554	112,765	115,020	117,320	119,667	122,060	124,501	126,991	129,531	132,122	134,764	137,459	140,209	143,013	145,873	148,791
SALES TAX	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	PV	-	-	3,300,000	4,950,000	21,975,000	29,662,500	47,550,000	52,650,000	57,750,000	58,905,000	60,083,100	61,284,762	62,510,457	63,760,666	65,035,880	66,336,597	67,663,329	69,016,596	70,396,928	71,804,866	73,240,964	74,705,783	76,199,899	77,723,897	79,278,374	80,863,942	82,481,221	84,130,845	85,813,462	87,529,731	89,280,326	91,065,933	92,887,251	94,744,996	96,639,896	98,572,694	100,544,148
Total	14,352,550	-	-	66,000	98,000	439,500	593,250	951,000	1,053,000	1,155,000	1,178,100	1,201,662	1,225,695	1,250,209	1,275,213	1,300,718	1,326,732	1,353,267	1,380,332	1,407,939	1,436,097	1,464,819	1,494,116	1,523,998	1,554,478	1,585,567	1,617,279	1,649,624	1,682,617	1,716,269	1,750,595	1,785,607	1,821,319	1,857,745	1,894,900	1,932,798	1,971,454	2,010,883
SUMMARY	PV	-	-	93,639	140,758	592,945	795,579	1,260,943	1,362,309	1,523,674	1,554,147	1,585,230	1,616,935	1,649,274	1,682,259	1,715,904	1,750,222	1,785,227	1,820,931	1,857,360	1,894,497	1,932,337	1,970,905	2,010,255	2,050,395	2,091,278	2,133,011	2,175,522	2,219,856	2,266,099	2,303,361	2,351,569	2,400,744	2,450,949	2,502,244	2,553,680		
City of El Paso	16,973,812	-	-	15,686	23,529	86,459	114,002	174,538	207,730	211,885	216,122	220,445	224,854	229,351	233,938	238,616	243,389	248,257	253,222	258,280	263,432	268,681	274,029	279,477	285,025	290,674	296,423	302,272	308,221	314,270	320,419	326,668	333,017	339,466	346,015	352,664		
El Paso County	2,603,284	-	-	4,908	7,362	27,051	35,669	54,840	60,294	64,994	66,204	67,420	68,643	69,873	71,109	72,351	73,599	74,853	76,113	77,379	78,651	79,928	81,211	82,499	83,792	85,090	86,394	87,703	89,017	90,336	91,660	92,989	94,323	95,662	97,006	98,350		
EPCC	814,514	-	-	8,730	13,095	48,118	63,447	97,193	106,402	115,610	117,823	120,281	122,887	125,540	127,643	130,196	132,800	135,456	138,165	140,928	143,747	146,622	149,554	152,545	155,596	158,708	161,882	165,120	168,422	171,791	175,227	178,731	182,306	185,952	189,671	193,464		
University Medical	1,448,841	-	-	8,314	12,471	45,350	59,710	91,203	99,789	108,335	110,502	112,712	114,966	117,266	119,611	122,003	124,443	126,932	129,471	132,060	134,702	137,396	140,144	142,946	14													

35 YEAR - RETAIL : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Retail_11A		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Retail	2021	165,000	\$ 200.00	\$ 33,000,000	\$ 5.00	\$ 825,000	\$ 300.00	\$ 49,500,000	
Retail	2023	225,000	\$ 200.00	\$ 45,000,000	\$ 5.00	\$ 1,125,000	\$ 300.00	\$ 67,500,000	
TOTAL		390,000		78,000,000		1,950,000		117,000,000	

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of El Paso	51.2%	\$ 154,644,387	=	\$ 26,736,625	+	\$ 668,416	+	\$ 127,239,346
El Paso County	10.2%	\$ 30,882,834	=	\$ 15,064,797	+	\$ 376,620	+	\$ 15,441,417
EPCC	3.2%	\$ 9,662,560	=	\$ 4,713,444	+	\$ 117,836	+	\$ 4,831,280
University Medical	5.7%	\$ 17,187,579	=	\$ 8,384,185	+	\$ 209,605	+	\$ 8,593,789
El Paso I.S.D.	29.6%	\$ 89,368,342	=	\$ 43,594,313	+	\$ 1,089,858	+	\$ 44,684,171
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 301,745,702		\$ 98,493,364		\$ 2,462,334		\$ 200,790,004
		100.0%		32.6%		0.8%		66.5%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso				
El Paso County				
EPCC				
University Medical				
El Paso I.S.D.				
Other				

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of El Paso	51.2%	\$ 154,644,387	=	\$ 26,736,625	+	\$ 668,416	+	\$ 127,239,346
El Paso County	10.2%	\$ 30,882,834	=	\$ 15,064,797	+	\$ 376,620	+	\$ 15,441,417
EPCC	3.2%	\$ 9,662,560	=	\$ 4,713,444	+	\$ 117,836	+	\$ 4,831,280
University Medical	5.7%	\$ 17,187,579	=	\$ 8,384,185	+	\$ 209,605	+	\$ 8,593,789
El Paso I.S.D.	29.6%	\$ 89,368,342	=	\$ 43,594,313	+	\$ 1,089,858	+	\$ 44,684,171
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 301,745,702		\$ 98,493,364		\$ 2,462,334		\$ 200,790,004
		100.0%		32.6%		0.8%		66.5%

Financial Feasibility Analysis - - Retail - TIRZ #11A

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
TOTAL TAX REVENUE																																							
REAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	PV	-	-	-	16,500,000	24,750,000	55,500,000	66,750,000	78,000,000	79,500,000	81,151,200	82,774,224	84,429,708	86,118,303	87,840,669	89,597,482	91,389,432	93,217,220	95,081,565	96,983,196	98,922,860	100,901,317	102,919,344	104,977,730	107,077,285	109,218,831	111,403,207	113,631,271	115,903,897	118,221,975	120,586,414	122,998,143	125,458,105	127,967,268	130,526,613	133,137,145	135,799,888	138,515,896	
City of El Paso	4,331,980	-	-	-	132,508	198,849	445,904	636,209	651,963	653,209	651,963	665,033	678,334	691,900	705,738	719,853	734,250	748,935	763,914	779,192	794,776	810,671	826,885	843,423	860,291	877,497	895,047	912,848	931,207	949,831	968,627	987,604	1,007,868	1,028,427	1,048,690	1,069,664	1,091,057	1,112,878	
El Paso County	2,440,881	-	-	-	74,695	112,942	251,245	302,173	353,101	360,163	367,367	374,714	382,208	389,852	397,649	405,602	413,714	421,989	430,429	439,037	447,818	456,774	465,910	475,228	484,732	494,427	504,316	514,402	524,690	535,184	545,887	556,805	567,941	579,300	590,886	602,704	614,758	627,053	
EPCC	783,892	-	-	-	23,370	35,055	78,609	94,543	110,478	112,687	114,941	117,240	119,585	121,976	124,416	126,904	129,442	132,031	134,672	137,365	140,112	142,915	145,773	148,688	151,662	154,695	157,789	160,945	164,164	167,447	170,796	174,212	177,696	181,250	184,875	188,573	192,344	196,191	200,114
University Medical	1,358,441	-	-	-	41,571	62,356	139,828	168,172	196,516	200,446	204,455	208,544	212,715	216,969	221,308	225,735	230,249	234,854	239,551	244,342	249,229	254,214	259,298	264,484	269,774	275,169	280,673	286,286	292,012	297,852	303,800	309,865	316,053	322,405	328,953	335,630	342,438	349,381	356,461
El Paso I.S.D.	7,683,333	-	-	-	216,150	324,225	727,050	874,425	1,021,800	1,042,238	1,063,081	1,084,342	1,106,029	1,128,150	1,150,713	1,173,727	1,197,202	1,221,148	1,245,568	1,270,480	1,295,889	1,321,807	1,348,243	1,375,208	1,402,712	1,430,767	1,459,382	1,488,570	1,518,341	1,548,708	1,579,682	1,611,276	1,643,501	1,676,371	1,709,899	1,744,097	1,778,979	1,814,558	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	15,958,306	-	-	-	488,351	732,527	1,642,636	1,975,603	2,308,570	2,354,741	2,401,836	2,448,873	2,496,870	2,544,848	2,592,825	2,641,821	2,690,858	2,739,955	2,789,134	2,838,417	2,887,825	2,937,381	2,987,034	3,036,730	3,086,477	3,136,274	3,186,121	3,236,018	3,285,965	3,335,962	3,385,999	3,436,076	3,486,193	3,536,350	3,586,547	3,636,784	3,687,061	3,737,378	3,787,735
PERSONAL PROPERTY	% OCCUPIED Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	-	412,500	618,750	1,387,500	1,668,750	1,950,000	1,989,000	2,028,780	2,069,356	2,110,743	2,152,958	2,196,017	2,239,937	2,284,736	2,330,431	2,377,039	2,424,580	2,473,071	2,522,533	2,572,984	2,624,443	2,676,932	2,730,471	2,785,080	2,840,782	2,897,597	2,955,549	3,014,660	3,074,954	3,136,453	3,199,182	3,263,165	3,328,429	3,394,997	3,462,897	
City of El Paso	288,282	-	-	-	3,314	4,971	11,148	13,407	15,667	15,980	16,300	16,628	16,958	17,298	17,643	17,998	18,356	18,723	19,098	19,480	19,869	20,267	20,672	21,086	21,507	21,937	22,376	22,824	23,281	23,748	24,225	24,712	25,209	25,716	26,233	26,760	27,297	27,844	28,301
El Paso County	152,433	-	-	-	1,867	2,801	6,281	7,554	8,828	9,004	9,184	9,368	9,555	9,746	9,941	10,140	10,343	10,550	10,761	10,976	11,195	11,419	11,648	11,881	12,118	12,361	12,608	12,860	13,117	13,380	13,647	13,920	14,199	14,483	14,772	15,068	15,369	15,676	
EPCC	50,822	-	-	-	954	876	1,985	2,364	2,762	2,817	2,874	2,931	2,990	3,049	3,110	3,173	3,238	3,301	3,367	3,434	3,503	3,573	3,644	3,717	3,792	3,867	3,945	4,024	4,104	4,186	4,270	4,356	4,442	4,531	4,622	4,714	4,809	4,905	
University Medical	90,401	-	-	-	1,039	1,559	3,496	4,204	5,011	5,111	5,214	5,318	5,424	5,533	5,643	5,756	5,871	5,989	6,109	6,231	6,355	6,482	6,612	6,744	6,879	7,017	7,157	7,300	7,446	7,595	7,747	7,902	8,060	8,221	8,386	8,553	8,725		
El Paso I.S.D.	470,048	-	-	-	5,404	8,106	18,176	21,861	25,545	26,056	26,577	27,109	27,651	28,204	28,768	29,343	29,930	30,529	31,139	31,762	32,397	33,045	33,706	34,380	35,068	35,769	36,485	37,214	37,959	38,718	39,492	40,282	41,088	41,910	42,747	43,602	44,474	45,364	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	1,061,983	-	-	-	12,209	18,313	41,066	49,390	57,714	58,869	60,048	61,247	62,472	63,721	64,996	66,296	67,621	68,974	70,353	71,760	73,196	74,660	76,153	77,676	79,229	80,814	82,430	84,079	85,760	87,476	89,228	91,019	92,846	94,710	96,613	98,557	100,542	102,568	
SALES TAX	% OCCUPIED Taxable Value	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	-	495,000	742,500	1,665,000	2,002,500	2,340,000	2,386,800	2,434,536	2,483,227	2,532,891	2,583,549	2,635,220	2,687,924	2,741,683	2,796,517	2,852,447	2,909,496	2,967,686	3,027,040	3,087,580	3,149,332	3,212,319	3,276,565	3,342,096	3,408,938	3,477,117	3,546,659	3,617,592	3,689,944	3,763,743	3,839,018	3,915,798	3,994,114	4,073,997	4,155,477	
Total	14,322,550	-	-	-	495,000	742,500	1,665,000	2,002,500	2,340,000	2,386,800	2,434,536	2,483,227	2,532,891	2,583,549	2,635,220	2,687,924	2,741,683	2,796,517	2,852,447	2,909,496	2,967,686	3,027,040	3,087,580	3,149,332	3,212,319	3,276,565	3,342,096	3,408,938	3,477,117	3,546,659	3,617,592	3,689,944	3,763,743	3,839,018	3,915,798	3,994,114	4,073,997	4,155,477	
SUMMARY	PV	-	-	-	630,880	946,320	2,122,051	2,552,197	2,982,342	3,041,989	3,102,829	3,164,885	3,228,183	3,292,747	3,358,602	3,425,774	3,494,289	3,564,175	3,635,459	3,708,168	3,782,331	3,857,978	3,935,137	4,013,840	4,094,117	4,175,999	4,259,919	4,344,710	4,431,604	4,520,236	4,610,641	4,702,853	4,796,910	4,892,849	4,990,706	5,090,520	5,192,330	5,296,177	
City of El Paso	18,972,812	-	-	-	630,880	946,320	2,122,051	2,552,197	2,982,342	3,041,989	3,102,829	3,164,885	3,228,183	3,292,747	3,358,602	3,425,774	3,494,289	3,564,175	3,635,459	3,708,168	3,782,331	3,857,978	3,935,137	4,013,840	4,094,117	4,175,999	4,259,919	4,344,710	4,431,604	4,520,236	4,610,641	4,702,853	4,796,910	4,892,849	4,990,706	5,090,520	5,192,330	5,296,177	
El Paso County	2,603,294	-	-	-	76,562	114,843	257,526	309,728	361,929	369,167	376,551	384,082	391,763	399,599	407,591	415,742	424,057	432,538	441,189	450,013	459,013	468,194	477,557	487,109	496,851	506,788	516,924	527,262	537,807	548,563	559,535	570,725	582,140	593,783	605,658	617,771	630,127	642,729	
EPCC	814,514	-	-	-	23,955	35,932	80,574	96,907	113,240	115,504	117,814	120,171	122,574	125,026	127,526	130,077	132,678	135,332	138,038	140,799	143,615	146,487	149,417	152,406	155,454	158,563</													

35 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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Office_11A		Year	AREA SF	REAL PROPERTY \$/ SF TAX VALUE		PERSONAL PROPERTY \$/ SF TAX VALUE		SALES \$/ SF TAX VALUE	
Office		2021	25,000	\$ 175.00	\$ 4,375,000	\$ -	\$ -		
Office		2023	25,000	\$ 175.00	\$ 4,375,000	\$ -	\$ -		
Office		2025	50,000	\$ 175.00	\$ 8,750,000	\$ -	\$ -		
TOTAL			100,000		17,500,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	27.1%	\$ 5,596,060	= \$ 5,596,060	+ \$ -	+ \$ -
El Paso County	15.3%	\$ 3,153,110	= \$ 3,153,110	+ \$ -	+ \$ -
EPCC	4.8%	\$ 986,539	= \$ 986,539	+ \$ -	+ \$ -
University Medical	8.5%	\$ 1,754,836	= \$ 1,754,836	+ \$ -	+ \$ -
El Paso I.S.D.	44.3%	\$ 9,124,427	= \$ 9,124,427	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 20,614,972	= \$ 20,614,972	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso		\$ -	= \$ -	+ \$ -	+ \$ -
El Paso County		\$ -	= \$ -	+ \$ -	+ \$ -
EPCC		\$ -	= \$ -	+ \$ -	+ \$ -
University Medical		\$ -	= \$ -	+ \$ -	+ \$ -
El Paso I.S.D.		\$ -	= \$ -	+ \$ -	+ \$ -
Other		\$ -	= \$ -	+ \$ -	+ \$ -

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	27.1%	\$ 5,596,060	= \$ 5,596,060	+ \$ -	+ \$ -
El Paso County	15.3%	\$ 3,153,110	= \$ 3,153,110	+ \$ -	+ \$ -
EPCC	4.8%	\$ 986,539	= \$ 986,539	+ \$ -	+ \$ -
University Medical	8.5%	\$ 1,754,836	= \$ 1,754,836	+ \$ -	+ \$ -
El Paso I.S.D.	44.3%	\$ 9,124,427	= \$ 9,124,427	+ \$ -	+ \$ -
Other	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 20,614,972	= \$ 20,614,972	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis - 100% of Revenues

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

TIRZ_11 REAL PROPERTY TAX			TIRZ_11A REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX			HOT			
City of El Paso	0.8034300	100.00%	0.8034300	0.8034300	100%	0.8034300	City of El Paso	0.8034300	100%	0.0200000	0.00%	0.0000000	City HOT	0%	0%
El Paso County	0.4526940	100.00%	0.4526940	0.4526940	100%	0.4526940	El Paso County	0.4526940	100%	0.0625000	0.00%	0.0000000	State HOT	0%	0%
EPCC	0.1416380	100.00%	0.1416380	0.1416380	100%	0.1416380	EPCC	0.1416380	100%						
University Medical	0.2519430	100.00%	0.2519430	0.2519430	100%	0.2519430	University Medical	0.2519430	100%						
El Paso I.S.D.	1.3100000	100.00%	1.3100000	1.3100000	100%	1.3100000	El Paso I.S.D.	1.3100000	100%						
Other	0.0000000	100.00%	0.0000000	0.0000000	100%	0.0000000	Other	0.0000000	100%						
2.9597050			2.9597050			2.9597050			2.9597050						

REVENUE 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	2048	2049	2050	2051	2052	2053	2054	TOTALS		
BASE YEAR TIRZ #11	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
TAXABLE VALUE	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
TAXABLE VALUE INCREMENT	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
REVENUE A	0																																				0			
TAXABLE VALUE GROWTH	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
npv @ 6%	0																																				0			
BASE YEAR TIRZ #11A	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
TAXABLE VALUE	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
TAXABLE VALUE INCREMENT	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
REVENUE B	0																																				0			
TAXABLE VALUE GROWTH	0																																				0			
City of El Paso	0																																				0			
El Paso County	0																																				0			
EPCC	0																																				0			
University Medical	0																																				0			
El Paso I.S.D.	0																																				0			
Other	0																																				0			
npv @ 6%	0																																				0			
REVENUE #1 - HOTEL	0																																				0			
REAL PROPERTY TAX	0	0	10,937,500	16,406,250	21,875,000	22,312,500	22,758,750	23,213,925	23,678,204	24,151,768	24,634,803	25,127,499	25,630,049	26,142,650	26,665,503	27,198,813	27,742,789	28,297,645	28,863,598	29,440,870	30,029,687	30,630,281	31,242,887	31,867,744	32,505,099	33,155,201	33,818,305	34,494,671	35,184,565	35,888,256	36,606,021	37,338,142	38,084,905	38,846,603	39,623,535	41,224,325	7,999,096			
BUSINESS PERSONAL PROPERTY	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	0	0	0	0	0	0	0	0	0	0
City of El Paso	0	0	87,875	131,813	175,750	179,265	182,851	186,508	190,238	194,043	197,923	201,882	205,920	210,038	214,239	218,523	222,894	227,352	231,899	236,537	241,268	246,093	251,015	256,035	261,156	266,379	271,706	277,141	282,683	288,337	294,104	299,986	305,986	312,105	318,347	331,209	7,999,096	City of El Paso		
El Paso County	0	0	49,513	74,270	99,027	101,007	103,027	105,088	107,190	109,334	111,520	113,751	116,026	118,346	120,713	123,127	125,590	128,102	130,664	133,277	135,943	138,661	141,435	144,263	147,149	150,092	153,093	156,155	159,278	162,464	165,713	169,028	172,408	175,856	179,373	186,620	4,507,105	El Paso County		
EPCC	0	0	15,492	23,237	30,983	31,603	32,235	32,880	33,537	34,208	34,892	35,590	36,302	37,028	37,768	38,524	39,294	40,080	40,882	41,699	42,533	43,384	44,252	45,137	46,040	46,960	47,900	48,858	49,835	50,831	51,848	52,885	53,943	55,022	56,122	58,389	1,410,174	EPCC		
University Medical	0	0	27,596	41,334	55,113	56,215	57,339	58,486	59,656	60,849	62,066	63,307	64,574	65,865	67,182	68,526	69,896	71,294	72,720	74,174	75,656	77,171	78,714	80,289	81,894	83,532	85,203	86,907	88,645	90,418	92,226	94,071	95,952	97,871	99,829	103,862	2,508,391	University Medical		
El Paso I.S.D.	0	0	143,281	214,922	286,563	292,294	298,140	304,102	310,184	316,388	322,716	329,170	335,754	342,469	349,318	356,304	363,431	370,699	378,113	385,675	393,389	401,257	409,282	417,467	425,817	434,333	443,020	451,880	460,918	470,136	479,539	489,130	498,912	508,890	519,068	540,036	13,942,000	El Paso I.S.D.		
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	0	0	0	0	0	0	0	0	0	
npv @ 6%	0	0	323,718	485,577	647,435	660,384	673,592	687,064	700,805	714,821	729,117	743,700	758,574	773,745	789,220	805,005	821,105	837,527	854,277	871,363	888,790	906,566	924,697	943,181	962,055	981,296	1,000,922	1,020,941	1,041,359	1,062,187	1,083,430	1,105,099	1,127,201	1,149,745	1,172,740	1,220,118	29,487,366	Other		

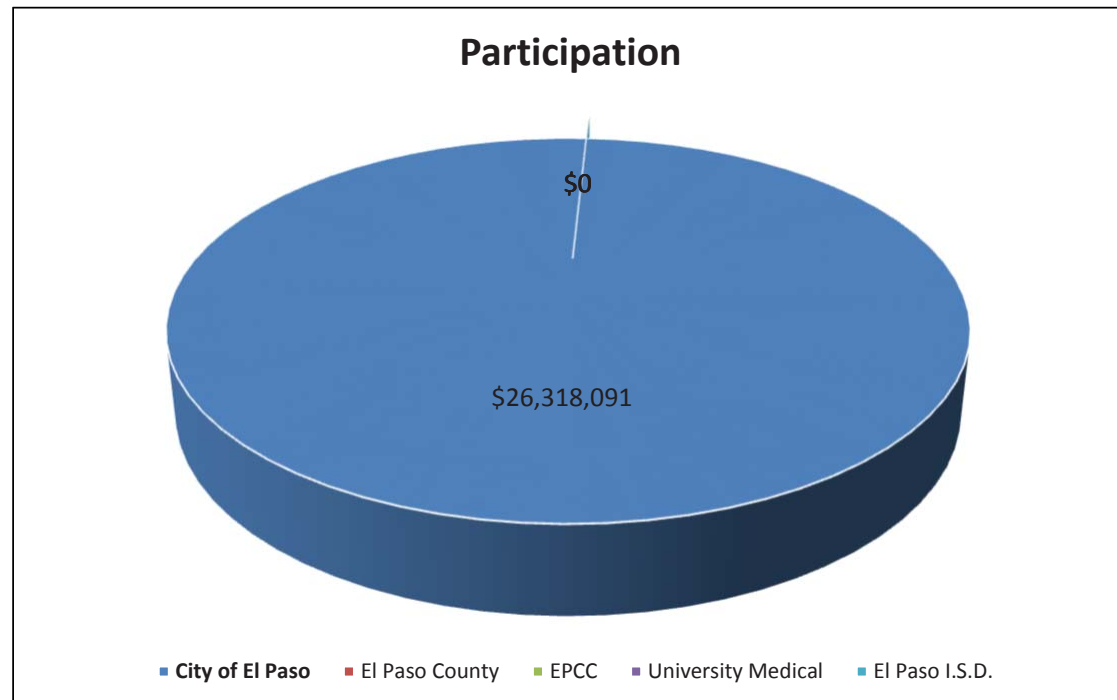
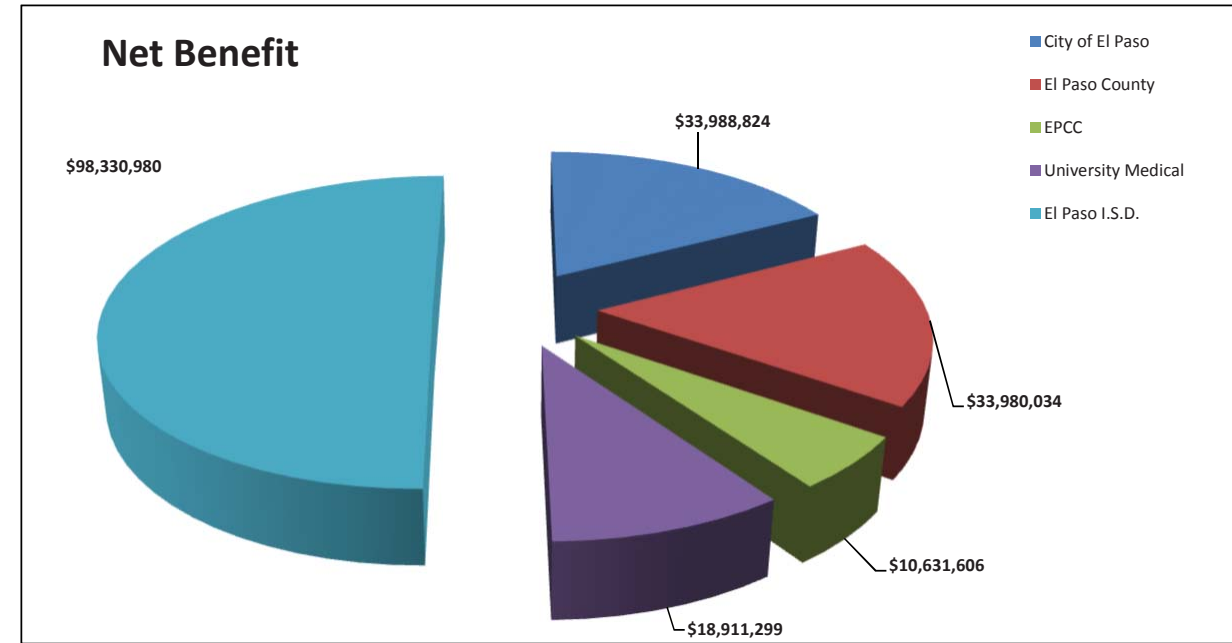
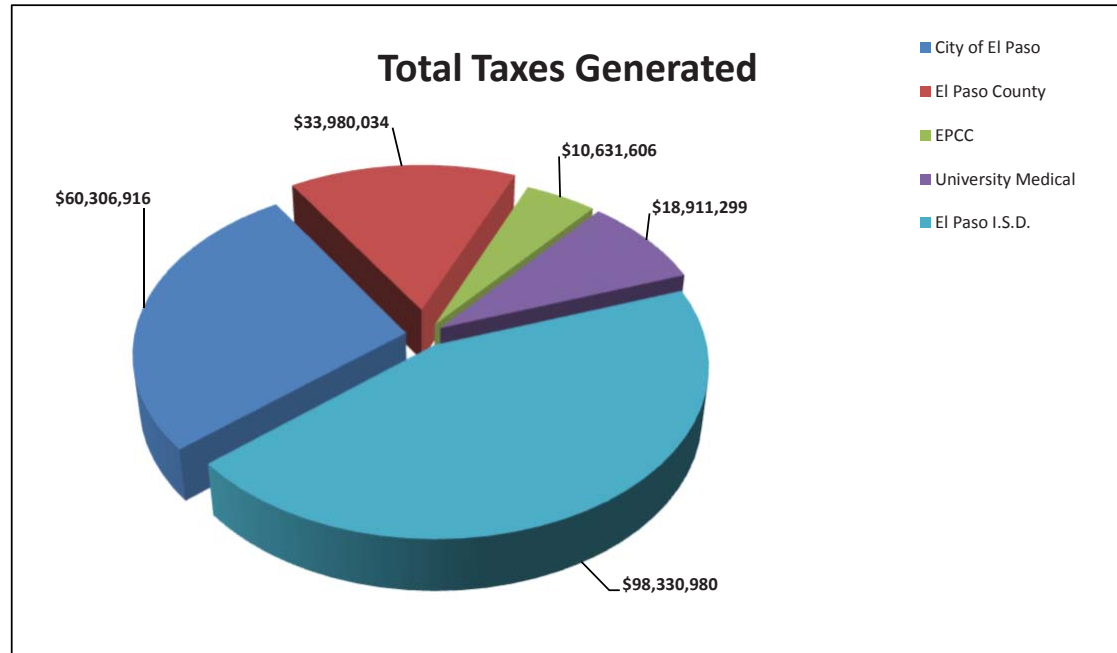
Financial Feasibility Analysis - 100% of Revenues

REVENUE #2 - RETAIL	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	2048	2049	2050	2051	2052	2053	2054		
REAL PROPERTY TAX	0	0	3,300,000	4,950,000	18,000,000	23,700,000	36,200,000	39,600,000	43,000,000	43,860,000	44,737,200	45,613,944	46,544,583	47,475,475	48,424,984	49,393,484	50,381,353	51,388,980	52,416,760	53,465,095	54,534,397	55,625,085	56,737,587	57,872,339	59,029,785	60,210,381	61,414,589	62,642,880	63,895,738	65,173,653	66,477,126	67,806,668	69,162,802	70,546,058	71,957,979	74,864,041		
BUSINESS PERSONAL PROPERTY	0	0	185,000	247,500	1,098,750	1,483,125	2,377,500	2,632,500	2,887,500	2,945,250	3,004,155	3,064,238	3,125,523	3,188,033	3,251,794	3,316,830	3,383,166	3,450,830	3,519,846	3,590,243	3,662,048	3,735,289	3,809,995	3,886,195	3,963,919	4,043,197	4,124,081	4,206,642	4,290,873	4,376,887	4,464,693	4,553,287	4,644,363	4,737,250	4,831,995	5,027,207		
City of El Paso	0	0	27,839	41,758	153,445	202,329	309,943	339,309	368,674	376,047	383,568	391,240	399,065	407,046	415,187	423,490	431,960	440,599	449,411	458,400	467,568	476,919	486,457	496,187	506,110	516,233	526,557	537,088	547,830	558,787	569,962	581,362	592,989	604,849	616,946	641,870		
El Paso County	0	0	15,686	23,529	86,459	114,002	174,638	191,184	207,730	211,885	216,122	220,445	224,854	229,351	233,938	238,616	243,389	248,257	253,221	258,180	263,134	268,083	273,027	277,966	282,900	287,829	292,753	297,672	302,586	307,495	312,399	317,298	322,192	327,081	331,965	347,819		
EPCC	0	0	4,908	7,362	27,051	35,669	54,840	59,817	64,994	66,294	67,620	68,972	70,352	71,759	73,194	74,658	76,151	77,674	79,227	80,812	82,428	84,077	85,758	87,474	89,223	91,007	92,828	94,684	96,578	98,509	100,480	102,499	104,559	106,630	108,762	113,156		
University Medical	0	0	8,730	13,095	48,118	63,447	97,193	106,402	115,610	116,923	120,281	122,687	125,140	127,643	130,196	132,749	135,302	137,855	140,408	142,961	145,514	148,067	150,620	153,173	155,726	158,279	160,832	163,385	165,938	168,491	171,044	173,597	176,150	178,703	181,256	183,809	201,280	
El Paso I.S.D.	0	0	45,922	68,087	250,194	329,899	505,365	553,246	601,126	613,149	625,172	637,200	650,678	664,663	679,150	694,137	709,624	725,611	742,198	759,385	777,172	795,559	814,546	834,133	854,320	875,107	896,494	918,481	941,068	964,255	988,042	1,012,429	1,037,416	1,062,903	1,088,890	1,115,377		
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	0	0	0	0	0	0	0	
npv @ 6%	0	0	102,554	153,831	565,267	745,346	1,141,780	1,249,957	1,358,135	1,385,297	1,413,003	1,441,263	1,470,089	1,499,490	1,529,480	1,560,070	1,591,271	1,623,087	1,655,559	1,688,670	1,722,443	1,756,892	1,792,030	1,827,870	1,864,428	1,901,716	1,939,751	1,978,546	2,018,117	2,058,479	2,099,649	2,141,642	2,184,474	2,228,164	2,272,727	2,364,545	54,325,630	
REVENUE #3 - OFFICE	0	0	4,550,000	6,825,000	11,112,500	12,118,750	13,125,000	13,875,000	13,655,250	13,928,355	14,206,922	14,491,061	14,780,882	15,076,499	15,378,029	15,685,590	15,999,302	16,319,288	16,645,674	16,978,587	17,318,159	17,664,522	18,017,812	18,378,169	18,745,732	19,120,647	19,503,060	19,893,121	20,290,983	20,696,803	21,110,739	21,532,954	21,963,613	22,402,885	22,850,943	23,774,121		
REAL PROPERTY TAX	0	0	3,656	5,484	89,281	97,366	105,450	107,559	109,710	111,905	114,143	116,426	118,754	121,129	123,552	126,023	128,543	131,114	133,736	136,411	139,139	141,922	144,761	147,656	150,609	153,621	156,693	159,827	163,024	166,284	169,610	173,002	176,462	179,991	183,591	191,008		
BUSINESS PERSONAL PROPERTY	0	0	20,598	30,896	50,306	54,861	60,604	61,816	63,053	64,314	65,600	66,912	68,250	69,615	71,008	72,428	73,876	75,354	76,861	78,398	79,966	81,566	83,197	84,861	86,558	88,289	90,055	91,856	93,693	95,567	97,478	99,428	101,417	103,445	107,624			
City of El Paso	0	0	6,445	9,667	15,740	17,165	18,990	19,862	20,729	21,591	22,448	23,300	24,157	25,019	25,886	26,758	27,635	28,517	29,404	30,296	31,193	32,095	33,002	33,914	34,831	35,753	36,680	37,612	38,549	39,491	40,438	41,390	42,347	43,309	44,276	45,248		
El Paso County	0	0	11,463	17,195	27,997	30,532	33,068	33,729	34,403	35,092	35,793	36,509	37,239	37,984	38,744	39,519	40,309	41,115	41,938	42,776	43,632	44,505	45,395	46,303	47,229	48,173	49,137	50,119	51,122	52,144	53,187	54,251	55,336	56,443	57,571	59,997		
EPCC	0	0	59,605	89,408	145,574	158,756	171,938	178,884	182,461	186,111	189,833	193,630	197,502	201,452	205,481	209,591	213,783	218,058	222,419	226,868	231,405	236,033	240,754	245,569	250,480	255,490	260,600	265,812	271,128	276,551	282,082	287,723	293,478	299,347	311,441	311,441	311,441	
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	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	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	0	0	0	0	0	0	0	0
npv @ 6%	0	0	134,667	202,000	328,897	358,679	388,461	396,231	404,155	412,238	420,483	428,893	437,470	446,220	455,144	464,247	473,532	483,003	492,663	502,516	512,566	522,818	533,274	543,940	554,818	565,915	577,233	588,778	600,552	612,564	624,816	637,312	650,058	663,059	676,320	703,644	16,797,168	
REVENUE #4 - SALES TAX (1,000 FT)	0	0	81,787,171	83,422,915	85,091,373	86,793,201	88,529,065	90,299,646	92,105,639	93,947,752	95,826,707	97,743,241	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
SALES	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	0	0	0	0	0	0	0	0
State	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	0	0	0	0	0	0	0	0
City of El Paso	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	0	0	0	0	0	0	0	0
REVENUE #5 - SALES TAX	0	0	3,300,000	4,950,000	21,975,000	29,662,500	47,550,000	52,650,000	57,750,000	58,905,000	60,083,100	61,284,762	62,510,457	63,760,860	65,035,860	66,336,597	67,663,329	69,016,596	70,396,928	71,804,966	73,240,964	74,705,763	76,199,899	77,723,897	79,278,374	80,863,942	82,481,221	84,130,845	85,813,462	87,528,731	89,280,326	91,065,933	92,887,251	94,744,996	96,639,896	100,544,148		
SALES	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	0	0	0	0	0	0	0	0
State	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	0	0	0	0	0	0	0	0
City of El Paso	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	0	0	0	0	0	0	0	0
REVENUE #6 - HOT	0	0	3,490,313	4,984,166	5,083,850	5,185,527	5,289,237	5,395,022	5,502,922	5,612,981	5,725,240	5,839,745	5,956,540	6,075,671	6,197,184	6,321,128	6,447,551	6,576,502	6,708,032	6,842,192	6,979,036	7,118,617	7,260,989	7,406,209	7,554,333	7,705,420	7,859,528	8,016,719	8,177,053	8,340,594	8,507,406	8,677,554	8,851,105	9,028,127	9,208,690	9,580,721		
HOT	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	0	0	0	0	0	0	0	0
State	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	0	0	0	0	0	0	0	0
City of El Paso	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	0	0	0	0	0	0	0	0
REVENUE #7 - RETAIL	0	0	16,500,000	24,750,000	55,500,000	66,750,000	78,000,000	79,560,000	81,151,200	82,774,224	84,429,708	86,118,303	87,840,669	89,597,482	91,389,432	93,217,220	95,081,565	96,983,196	98,922,860	100,901,317	102,919,344	104,977,750	107,077,285	109,218,831	111,403,207	113,631,271	115,903,897	118,221,975	120,586,414	122,996,143	125,458,105	127,967,268	130,526,613	133,137,145	135,799,888	138,515,886		
REAL PROPERTY TAX	0	0																																				

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$60,306,916	\$26,318,091	\$33,988,824
El Paso County	\$33,980,034	\$0	\$33,980,034
EPCC	\$10,631,606	\$0	\$10,631,606
University Medical	\$18,911,299	\$0	\$18,911,299
El Paso I.S.D.	\$98,330,980	\$0	\$98,330,980
Total	\$222,160,835	\$26,318,091	\$195,842,744



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 #11 in Years:

The TIRZ has a 36-year term and is scheduled to end on December 31, 2054.

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

PROPERTY ID	OWNER	LEGAL DESCRIPTION	ACRES	EX.	IMPR. VALUE	LAND VALUE	BASE YEAR	BASE TAXABLE VALUE
568428	CITY OF EL PASO	7 CASTNER RANGE N PT OF BLOCK (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W)	50	Y	\$ 8,289,073	\$ 5,091,075	2018	\$ -
21125	EL PASO ISD	6 CASTNER RANGE LOT 5	96.27	Y	\$ 55,647	\$ 5,661,253	2019	\$ -