

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

DEPARTMENT: Economic and International Development

AGENDA DATE: Introduction: May 15, 2018
Public Hearing: May 29, 2018

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

DISTRICT(S) AFFECTED: 1

SUBJECT:

An ordinance of the City Council of the City of El Paso, Texas, designating a noncontiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Twelve, City of El Paso; describing the boundaries of the Zone; creating a board of directors for the Zone, establishing a tax increment fund for the zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

BACKGROUND/DISCUSSION:

This ordinance creates Tax Increment Reinvestment Zone Number Twelve to include 1,007 acres of land zoned SmartCode and located to the north and south of Transmountain Rd., adjacent to the Franklin Mountain State Park to the east. The purpose of this Zone is to fund the construction of needed public infrastructure, including stormwater drainage and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. This Zone will promote the creation of mixed-use development that preserves open space and ensures access to that space, consistent with its SmartCode zoning and the associated Regulating Plan, which governs development of this site. A full list of eligible project categories can be found in the attached Preliminary Project and Financing Plan. The Zone has a 36-year term and will sunset on December 31, 2054. The City is the only anticipated entity that will contribute to the fund; its contribution will be determined at the time the Zone's Final Project and Financing Plan is adopted.

PRIOR COUNCIL ACTION:

On March 5, 2013, City Council approved rezoning of this land to SmartCode Zone. A full history has been attached to this document as backup.

AMOUNT AND SOURCE OF FUNDING:

Incremental property tax values derived from the Tax Increment Zone No. 12 will be used to fund project costs identified in the Final Project and Financing Plan, once adopted.

BOARD/COMMISSION ACTION:

This item will be presented to the Open Space Advisory Board on May 9, 2018; feedback received during that meeting will be incorporated into the Final Project and Financing Plan. It is anticipated that City staff will return to the Open Space Advisory Board during its June meeting, prior to adoption of the Final Project and Financing Plan to present the plan and obtain final feedback.

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

DEPARTMENT HEAD:


for: Jessica Herron, Director
Economic & International Development

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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 a certain noncontiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Twelve, City of El Paso*, attached as *Exhibit C* (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on May __, 2018, which date is before the seventh (7th) day before the public hearing held on May 29, 2018; and

WHEREAS, at the public hearing on May 29, 2018 interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on May 29, 2018, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on May 29, 2018; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), 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 reinvestment zone.

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

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:
 - 1. It is a geographic area located wholly within the City limits of the City; and
 - 2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and
- (g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Twelve, City of El Paso, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of nine (9) members comprised of City Council members from Places 1 through 8 and the Mayor. The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2054; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That a tax increment fund for the Zone (the "TIF Fund") is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or ordinance of the City Council. The TIF Fund shall consist of 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 has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f), Texas Tax Code.

The TIF Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code..

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. 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 _____ 2018.

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:



Adj. Jessica Herrera, Director
Economic & International Development

ORDINANCE NO. _____

EXHIBIT A
BOUNDARY DESCRIPTION

Northern Tract:

BEGINNING at a two inch pipe stamped "EPNG EL 4152 GF 1977" found for the corner common to Nellie D. Mundy Survey No. 243, Nellie D. Mundy Survey No. 246, and Section 10, Block 82, Township I, Texas and Pacific Railway Company Surveys; thence

Leaving the boundary line common to said Survey No. 243 and said Survey No. 246 and following the boundary line common to said Survey No. 246 and said Section 10, South 87°09'10" East, a distance of 2,349.66 feet to a two inch pipe found for the corner common to said Survey No. 246, said Section 10 and Section 9, Block 82, Township 1, Texas and Pacific Railway Company Surveys for an angle point of the parcel herein described, whence a two inch pipe found for the corner common to said Sections 10 and 9, Section 6, Block 82, Township 1, Texas and Pacific Railway Company Surveys and Laura E. Mundy Survey No. 236 bears North 03°26'26" East, a distance of 5,259.00 feet; thence,

Leaving boundary line common to said Survey No. 246 and said Section 10 and following the boundary line common to said Survey No. 246 and said Section 9, South 86°29'12" East, a distance of 1,292.46 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described, whence a two inch pipe found for the corner common to said Survey No. 246, said Section 9 and S. J. Larkin Survey No. 269 bears South 86°29' 12" East, a distance of 1,498.17 feet; thence,

Leaving the boundary line common to said Survey No. 246 and said Section 9, North 03°30'48" East, a distance of 800.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described; thence

South 86°48'31" East, a distance of 3,941.88 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the boundary line common to said Section 9 and Section 8, Block 82, Township 1, Texas and Pacific Railway Company Surveys for the northeast corner of the parcel herein described, whence a two inch pipe found for the corner common to said Sections 8 and 9, Sections 6 and 7, Block 82, Township 1, Texas and Pacific Railway Company Surveys bears N011h 04°45'06" East, a distance of 4,469.85 feet; thence

Following the boundary line common to said Section 9 and said Section 8, South 04°45'06" West, a distance of 800.00 feet to a two inch pipe found for the corner common to said Section 9, said Section 8 and said Survey No. 269 for an angle point of the parcel herein described; thence

Leaving the boundary line common to said Section 9 and said Section 8 and following the boundary line common to said Section 9 and said Survey No. 269, North 86°43'55" West, a distance of 1,196.09 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the west boundary line of the Franklin Mountain State Park for an angle point of the parcel herein described; thence

South along the eastern property line of 389469 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1 (7.3182 AC)), thence

West along the southern property line of 389469 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1 (7.3182 AC)), to a point where said line meets the eastern property line of 647239 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-B (57.6395 AC)), thence

West along the southern property line of 267881 (Legal Description: NELLIE D MUNDY SURV 246 (149.9192 AC)), to a point where said line meets the eastern property line of 115245 (Legal Description: NELLIE D MUNDY SURV 243 TR 1-D (77.836 AC)), thence

North along the western property line of 267881 (Legal Description: NELLIE D MUNDY SURV 246 (149.9192 AC)), to a point where said line meets the southern boundary of 261545 (Legal Description: 82 TSP 1 SEC 10 T & P SURV (638.3213 AC)), to the point of beginning.

Southern Tract:

BEGINNING at the northwest corner of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

East along the northern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the southwest corner of 647230 (Legal Description: NELLIE D MUNDY SURV 246 (73.6664 AC)), thence

North along the northern property line of 647230 (Legal Description: NELLIE D MUNDY SURV 246 (73.6664 AC)), to a point where it meets the northwest corner of 213425 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-A (8.175 AC)), thence

South along the eastern property line of 213425 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-A (8.175 AC)), to a point where it meets the northeast corner of 647237 (Legal Description NELLIE D MUNDY SURV 246 (73.6664 AC)), thence

South along the eastern property line of 647237 (Legal Description NELLIE D MUNDY SURV 246 (73.6664 AC)), to a point where it meets the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

South along the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the northwest corner of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), thence

South along the eastern property line of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), thence

West along the southern property line of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), to a point where it meets the eastern boundary of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

South along the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

West along the southern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

North along the western property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the southwest corner of 647233 (Legal Description: S J LARKIN SURV 267 (7.265 AC)), thence

North along the western property line of 647233 (Legal Description: S J LARKIN SURV 267 (7.265 AC)), to the point of beginning.

EXHIBIT B
BOUNDARY MAP



ORDINANCE NO. _____

EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

ORDINANCE NO. _____

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EXHIBIT A
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Leaving boundary line common to said Survey No. 246 and said Section 10 and following the boundary line common to said Survey No. 246 and said Section 9, South 86°29'12" East, a distance of 1,292.46 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described, whence a two inch pipe found for the corner common to said Survey No. 246, said Section 9 and S. J. Larkin Survey No. 269 bears South 86°29' 12" East, a distance of 1,498.17 feet; thence,

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BOUNDARY MAP



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EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

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Tax Increment Reinvestment Zone #12

City of El Paso, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
April 2018



Foreword

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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.

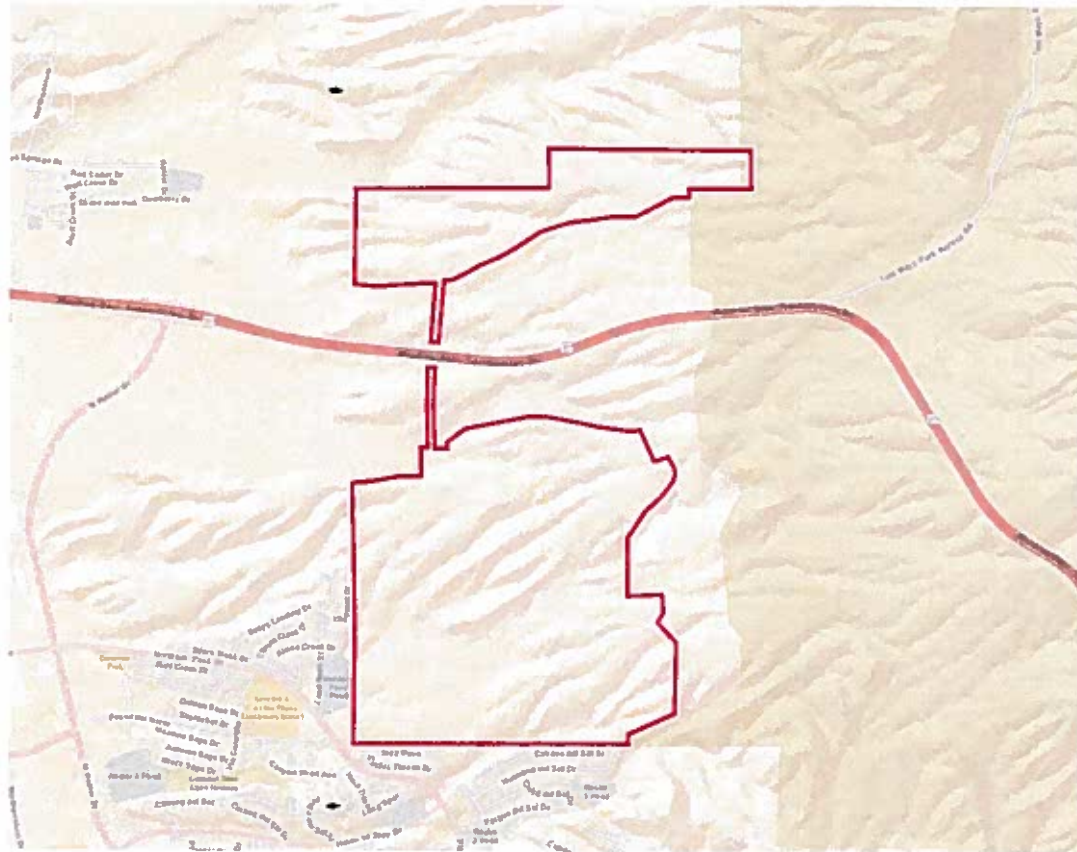


El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. 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.



Introduction



Tax Increment Reinvestment Zone #12, City of El Paso

The goal of Tax Increment Reinvestment Zone #12 (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 #12 will promote the creation of mixed-use development consisting of destination retail and entertainment that will serve as a catalyst for Northwest El Paso.

The project and financing plan outlines the funding of \$331,741,316 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 Boundary



Boundary Description

El Paso TIRZ #12 is located in the northwest portion of the City of El Paso encompassing approximately 1,007 acres. The TIRZ is noncontiguous, and is bisected by Highway 375.

 - TIRZ Boundary

TIRZ Boundary

Legal Description

Northern Tract:

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Leaving the boundary line common to said Survey No. 246 and said Section 9, North 03°30'48" East, a distance of 800.00 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set for an angle point of the parcel herein described; thence

South 86°48'31" East, a distance of 3,941.88 feet to a 1/2 inch rebar with survey cap No. "TX 5337" set on the boundary line common to said Section 9 and Section 8, Block 82, Township 1, Texas and Pacific Railway Company Surveys for the northeast corner of the parcel herein described, whence a two inch pipe found for the corner common to said Sections 8 and 9, Sections 6 and 7, Block 82, Township 1, Texas and Pacific Railway Company Surveys bears N011h 04°45'06" East, a distance of 4,469.85 feet; thence

Following the boundary line common to said Section 9 and said Section 8, South 04°45'06" West, a distance of 800.00 feet to a two inch pipe found for the corner common to said Section 9, said Section 8 and said Survey No. 269 for an angle point of the parcel herein described; thence

Leaving the boundary line common to said Section 9 and said Section 8 and following the boundary line common to said Section 9 and said Survey No. 269, North 86°43'55" West, a distance of 1,196.09 feet to a 1/2 inch rebar with survey cap No. "TX 5337" found on the west boundary line of the Franklin Mountain State Park for an angle point of the parcel herein described; thence

South along the eastern property line of 389469 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1 (7.3182 AC)), thence

West along the southern property line of of 389469 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1 (7.3182 AC)), to a point where said line meets the eastern property line of 647239 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-B (57.6395 AC)), thence

West along the southern property line of 267881 (Legal Description: NELLIE D MUNDY SURV 246 (149.9192 AC)), to a point where said line meets the eastern property line of 115245 (Legal Description: NELLIE D MUNDY SURV 243 TR 1-D (77.836 AC)), thence

North along the western property line of 267881 (Legal Description: NELLIE D MUNDY SURV 246 (149.9192 AC)), to a point where said line meets the southern boundary of 261545 (Legal Description: 82 TSP 1 SEC 10 T & P SURV (638.3213 AC)), to the point of beginning.

TIRZ Boundary

Legal Description

Southern Tract:

BEGINNING at the northwest corner of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

East along the northern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the southwest corner of 647230 (Legal Description: NELLIE D MUNDY SURV 246 (73.6664 AC)), thence

North along the northern property line of 647230 (Legal Description: NELLIE D MUNDY SURV 246 (73.6664 AC)), to a point where it meets the northwest corner of 213425 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-A (8.175 AC)), thence

South along the eastern property line of 213425 (Legal Description: S J LARKIN SURV 269 ABST 10070 TR 1-A (8.175 AC)), to a point where it meets the northeast corner of 647237 (Legal Description NELLIE D MUNDY SURV 246 (73.6664 AC)), thence

South along the eastern property line of 647237 (Legal Description NELLIE D MUNDY SURV 246 (73.6664 AC)), to a point where it meets the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

South along the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the northwest corner of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), thence

South along the eastern property line of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), thence

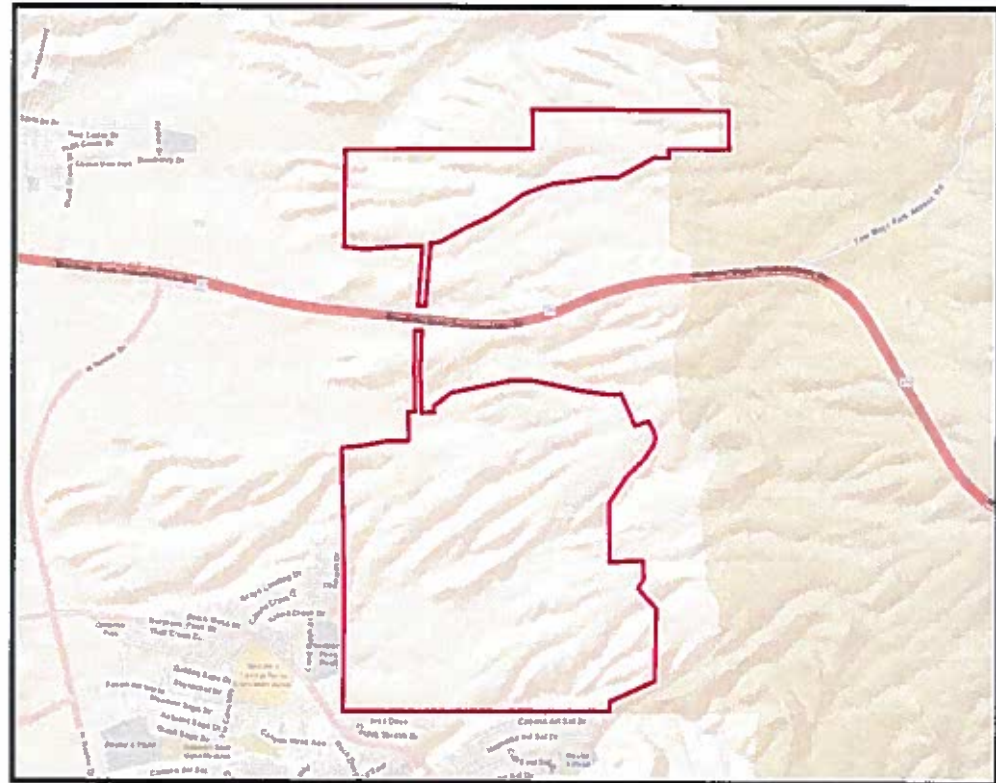
West along the southern property line of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), to a point where it meets the eastern boundary of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

South along the eastern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

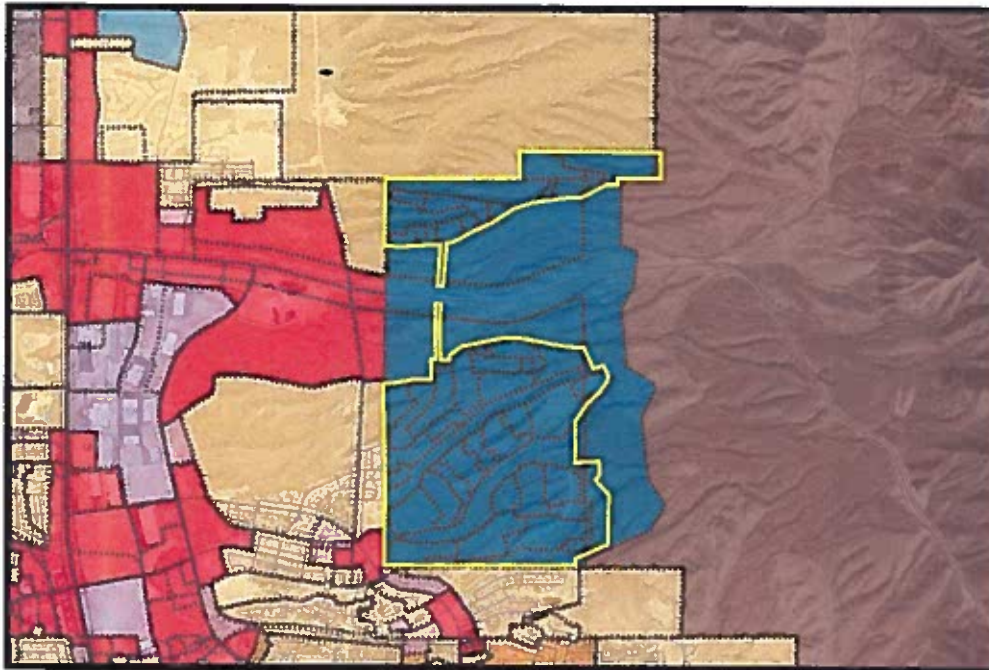
West along the southern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

North along the western property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), to a point where it meets the southwest corner of 647233 (Legal Description: S J LARKIN SURV 267 (7.265 AC)), thence

North along the western property line of 647233 (Legal Description: S J LARKIN SURV 267 (7.265 AC)), to the point of beginning.



Current Conditions



Land Use

The TIRZ contains vacant land.

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 the TIRZ is currently zoned as SCZ, Smart Code Zone.

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 Conditions



Current Ownership Information

There are currently eight parcels within Tax Increment Reinvestment Zone #12, which are owned by the City of El Paso.

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

The 2017 estimated base taxable value is \$0.

Proposed Development

ILLUSTRATIVE PLAN

The plan builds incrementally from the intersection of Paseo Del Norte and Northern Pine Road and clusters development within defined boundaries surrounded by protected lands. The scenic corridor along Transmountain Road is preserved. The plan is organized around a network of walkable streets connecting mixed-use main streets and neighborhood centers. Various forms of recreational facilities are placed throughout the settlement. The new communities are complete, compact, connected, and pedestrian-friendly.

The plan includes a mix of shopping, work places, entertainment and civic uses. The plan is organized around a series of walking, functional public spaces: arcaded shopping streets, neighborhood main streets leading to large central squares, and a number of smaller neighborhood parks.

General Recommendations

- ① Primary street connections link the neighborhoods.
- ② Service alleys provide access to parking, utilities and trash pick up.
- ③ Street trees provide shade and enhance the pedestrian experience.
- ④ Memorable meeting places provide a sense of identity for the community.
- ⑤ Civic buildings front greens.
- ⑥ Parking is hidden from the pedestrian realm by liner buildings.
- ⑦ Arroyos are treated as a public amenity.
- ⑧ A new road provides a connection to Franklin Mountain State Park.

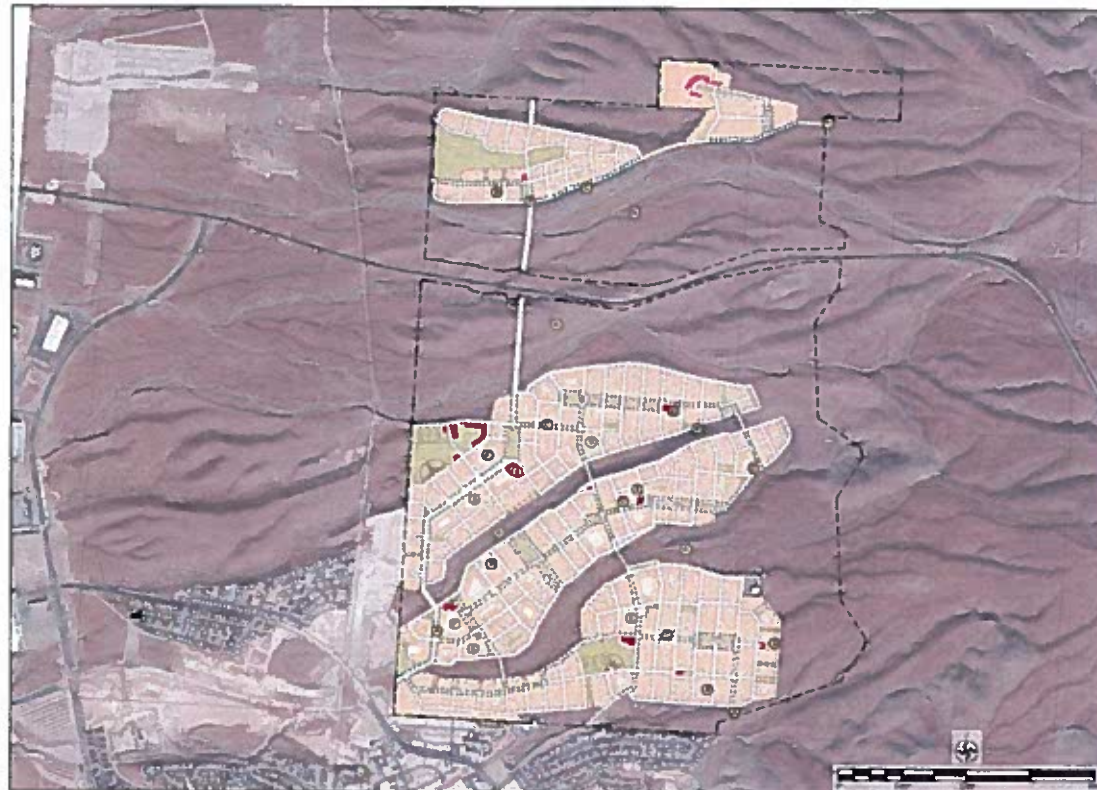
Development Area

Civic Buildings

Greens

Thoroughfares

Application Boundary



The proposed TIRZ #12 development is expected to facilitate the construction of a large scale mixed-use development totaling approximately 9,455 housing units and approximately 829,400 square feet of new commercial space.

Project Costs

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #12 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs			
Water Facilities and Improvements	\$	24,880,599	7.5%
Sanitary Sewer Facilities and Improvements	\$	33,174,132	10.0%
Storm Water Facilities and Improvements	\$	33,174,132	10.0%
Transit/Parking Improvements	\$	49,761,197	15.0%
Street and Intersection Improvements	\$	66,348,263	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$	49,761,197	15.0%
Economic Development Grants	\$	66,348,263	20.0%
Administrative Costs	\$	8,293,533	2.5%
GROSS	\$	331,741,316	100.0%
NPV	\$	94,192,543	

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 #12 development is predominately a large scale mixed-use development 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.

Assumptions

	Square Feet/Units	Projected Completion Date	Stabilization Year	Yearly Value Per Unit	Incremental Value
TND 1					
T3 SUB-URBAN	198	2022	2032	\$250,000	\$49,500,000
T4 GENERAL URBAN	1,103	2024	2028	\$110,000	\$121,330,000
T4-0 GENERAL URBAN	178	2028	2028	\$110,000	\$19,580,000
T5 URBAN CENTER	580	2028	2030	\$110,000	\$64,900,000
COMMERCIAL	140,000	2028	2030	\$110	\$15,400,000
					\$278,710,000
L-TND 2					
T3 SUB-URBAN	209	2022	2032	\$250,000	\$52,250,000
T4 GENERAL URBAN	812	2024	2028	\$110,000	\$87,320,000
T4-0 GENERAL URBAN	434	2026	2028	\$110,000	\$47,740,000
T5 URBAN CENTER	889	2028	2030	\$110,000	\$78,790,000
COMMERCIAL	126,300	2028	2030	\$110	\$13,893,000
				\$580,000	\$254,983,000
TND 3					
T3 SUB-URBAN	127	2024	2034	\$250,000	\$31,750,000
T4 GENERAL URBAN	792	2026	2028	\$110,000	\$87,120,000
T4-0 GENERAL URBAN	232	2028	2030	\$110,000	\$25,520,000
T5 URBAN CENTER	545	2030	2032	\$110,000	\$59,950,000
COMMERCIAL	108,300	2032	2034	\$110	\$11,913,000
				\$580,000	\$218,253,000
TND 4					
T3 SUB-URBAN	130	2024	2034	\$250,000	\$32,500,000
T4 GENERAL URBAN	591	2026	2028	\$110,000	\$65,010,000
T4-0 GENERAL URBAN	192	2028	2030	\$110,000	\$21,120,000
T5 URBAN CENTER	257	2030	2032	\$110,000	\$28,270,000
COMMERCIAL	81,400	2034	2036	\$110	\$8,954,000
				\$580,000	\$158,854,000
L-TND 5					
T3 SUB-URBAN	142	2022	2032	\$250,000	\$35,500,000
T4 GENERAL URBAN	808	2024	2028	\$110,000	\$88,880,000
T4-0 GENERAL URBAN	408	2026	2028	\$110,000	\$44,880,000
T5 URBAN CENTER	514	2028	2030	\$110,000	\$56,540,000
COMMERCIAL	108,000	2032	2034	\$110	\$11,660,000
				\$580,000	\$218,460,000
TND 6					
T3 SUB-URBAN	138	2022	2032	\$250,000	\$34,000,000
T4 GENERAL URBAN	345	2024	2028	\$110,000	\$37,950,000
T4-0 GENERAL URBAN	200	2026	2028	\$110,000	\$22,000,000
T5 URBAN CENTER	223	2028	2030	\$110,000	\$24,530,000
COMMERCIAL	87,400	2028	2030	\$110	\$7,414,000
				\$580,110	\$125,894,000
SD 7 (NORTHWEST PARK)					
T3 SUB-URBAN	0	0	0	\$0	\$0
T4 GENERAL URBAN	0	0	0	\$0	\$0
T4-0 GENERAL URBAN	0	0	0	\$0	\$0
T5 URBAN CENTER	0	0	0	\$0	\$0
COMMERCIAL	200,000	2028	2030	\$110	\$22,000,000
				\$110	\$22,000,000
Total	0				\$1,283,184,000

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 100% of its real property increment, and potentially 75% of real property increment within the Zone from El Paso County, and 50% of the real property increment within the Zone from El Paso Community College.

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		YEARS 2020-2052	
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
Canutillo I.S.D.	1.53000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	3.17970500		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
Canutillo I.S.D.	1.53000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	3.17970500		0.00000000

City Sales Tax Rate	0.02000000	0.00%	0.00000000
State Sales Tax Rate	0.06250000	0.00%	0.00000000

City HOT	0.07000000	0.00%	0.00000000
State HOT	0.06000000	0.00%	0.00000000

Financial Feasibility Analysis

35 YEAR TND 1: INPUT & OUTPUT

► INPUT

INFLATION RATE 2.00%

DISCOUNT RATE 8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00243000	100.00%	0.00243000
El Paso County	0.00200000	0%	0.00000000
EPCC	0.14100000	0%	0.00000000
University Medical	0.25100000	0%	0.00000000
Comdille I.S.D.	1.23000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	3.17710000		0.00243000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00243000	0%	0.00000000
El Paso County	0.00200000	0%	0.00000000
EPCC	0.14100000	0%	0.00000000
University Medical	0.25100000	0%	0.00000000
Comdille I.S.D.	1.23000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	3.17710000		0.00000000

Sales Tax Rate 0.000000 0.00% 0.00000000

TND 1	Year	AREA SQ	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			S/SQ	TAX VALUE	S/SQ	TAX VALUE	S/SQ	TAX VALUE
T3 BML-URBAN	2020	100	\$ 200,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -
T4 GENERAL URBAN	2020	1,120	\$ 110,000.00	\$ 123,200.00	\$ -	\$ -	\$ -	\$ -
T4-0 GENERAL URBAN	2020	170	\$ 110,000.00	\$ 18,700.00	\$ -	\$ -	\$ -	\$ -
T5 URBAN CENTER	2020	800	\$ 110,000.00	\$ 88,000.00	\$ -	\$ -	\$ -	\$ -
COMMERCIAL	2020	140,000	\$ 110.00	\$ 15,400,000.00	\$ -	\$ -	\$ -	\$ -
TOTAL				270,710,000				

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	26.7%	\$ 71,757,300	\$ 71,757,300	\$ -	\$ -
El Paso County	14.5%	\$ 40,431,821	\$ -	\$ -	\$ -
EPCC	4.8%	\$ 12,000,220	\$ -	\$ -	\$ -
University Medical	7.9%	\$ 22,901,000	\$ -	\$ -	\$ -
Comdille I.S.D.	64.1%	\$ 110,000,111	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 212,514,144	\$ 71,757,300	\$ -	\$ -

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 71,757,300	\$ 71,757,300	\$ -	\$ -
El Paso County	0.0%	\$ -	\$ -	\$ -	\$ -
EPCC	0.0%	\$ -	\$ -	\$ -	\$ -
University Medical	0.0%	\$ -	\$ -	\$ -	\$ -
Comdille I.S.D.	0.0%	\$ -	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 71,757,300	\$ 71,757,300	\$ -	\$ -

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	0.0%	\$ -	\$ -	\$ -	\$ -
El Paso County	75.1%	\$ 40,431,821	\$ -	\$ -	\$ -
EPCC	0.0%	\$ 12,000,220	\$ -	\$ -	\$ -
University Medical	10.0%	\$ 22,901,000	\$ -	\$ -	\$ -
Comdille I.S.D.	64.4%	\$ 110,000,111	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 212,514,144	\$ 71,757,300	\$ -	\$ -

Financial Feasibility Analysis

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Source	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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Source	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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Preliminary Project and Financing Plan, TIRZ #12

Financial Feasibility Analysis

35 YEAR - L-TND 2: INPUT & OUTPUT

► INPUT

INFLATION RATE 2.5%

DISCOUNT RATE 8.5%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343888	100.00%	0.00343888
El Paso County	0.46288488	0%	0.00000000
EPCC	0.14103888	0%	0.00000000
University Medical	0.29704388	0%	0.00000000
Canutillo I.S.D.	1.23800000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.11777888		0.00343888

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343888	0%	0.00000000
El Paso County	0.46288488	0%	0.00000000
EPCC	0.14103888	0%	0.00000000
University Medical	0.29704388	0%	0.00000000
Canutillo I.S.D.	1.23800000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.11777888		0.00000000

Sales Tax Rate 0.02000000 0.00% 0.00000000

L-TND 2

	Year	Area sq	Real Property \$/sf	Real Property Tax Value	Personal Property \$/sf	Personal Property Tax Value	Sales \$/sf	Sales Tax Value
T3 URBAN URBAN	2027	200	116,000.00	\$ 23,200.00	0	\$ 0.00	0	\$ 0.00
T4 GENERAL URBAN	2029	912	116,000.00	\$ 105,792.00	0	\$ 0.00	0	\$ 0.00
T5 GENERAL URBAN	2029	634	116,000.00	\$ 73,528.00	0	\$ 0.00	0	\$ 0.00
T6 URBAN CENTER	2029	900	116,000.00	\$ 104,400.00	0	\$ 0.00	0	\$ 0.00
COMMERCIAL	2029	136,200	116.00	\$ 15,799.20	0	\$ 0.00	0	\$ 0.00
TOTAL				\$29,329.20		\$ 0.00		\$ 0.00

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	23.2%	\$ 71,234,841	\$ 71,234,841	\$ 0.00	\$ 0.00
El Paso County	14.2%	\$ 40,183,625	\$ 40,183,625	\$ 0.00	\$ 0.00
EPCC	8.0%	\$ 12,879,792	\$ 12,879,792	\$ 0.00	\$ 0.00
University Medical	7.0%	\$ 22,368,430	\$ 22,368,430	\$ 0.00	\$ 0.00
Canutillo I.S.D.	45.7%	\$ 136,846,888	\$ 136,846,888	\$ 0.00	\$ 0.00
Other	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	100.0%	\$ 213,112,414	\$ 282,519,684	\$ 0.00	\$ 0.00

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 71,234,841	\$ 71,234,841	\$ 0.00	\$ 0.00
El Paso County	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
EPCC	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
University Medical	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Canutillo I.S.D.	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	100.0%	\$ 71,234,841	\$ 71,234,841	\$ 0.00	\$ 0.00

NET REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
El Paso County	19.1%	\$ 40,183,625	\$ 40,183,625	\$ 0.00	\$ 0.00
EPCC	8.0%	\$ 12,879,792	\$ 12,879,792	\$ 0.00	\$ 0.00
University Medical	10.0%	\$ 22,368,430	\$ 22,368,430	\$ 0.00	\$ 0.00
Canutillo I.S.D.	54.9%	\$ 136,846,888	\$ 136,846,888	\$ 0.00	\$ 0.00
Other	0.0%	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL	100.0%	\$ 213,112,414	\$ 282,519,684	\$ 0.00	\$ 0.00

Financial Feasibility Analysis

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Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Category 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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220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Financial Feasibility Analysis

35 YEAR TND 3: INPUT & OUTPUT

► INPUT

INFLATION RATE 2.50%

DISCOUNT RATE 6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00043000	100.00%	0.00043000
El Paso County	0.00000000	0%	0.00000000
EPCC	0.14183000	0%	0.00000000
University Medical	0.29194300	0%	0.00000000
Comille L.S.D.	1.23000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.17010000		0.00043000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00043000	0%	0.00000000
El Paso County	0.00000000	0%	0.00000000
EPCC	0.14183000	0%	0.00000000
University Medical	0.29194300	0%	0.00000000
Comille L.S.D.	1.23000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.17010000		0.00000000

Sales Tax Rate 0.00000000 0.00% 0.00000000

TND 3

TND 3		TYPE	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	T3 SUB-URBAN	2004	177	\$ 290,000.00	\$ 21,730,000	\$ -	\$ -	\$ -	\$ -
	T4 GENERAL URBAN	2000	702	\$ 110,000.00	\$ 77,130,000	\$ -	\$ -	\$ -	\$ -
	T4-0 GENERAL URBAN	2000	232	\$ 110,000.00	\$ 25,520,000	\$ -	\$ -	\$ -	\$ -
	T5 URBAN CENTER	2000	645	\$ 110,000.00	\$ 80,000,000	\$ -	\$ -	\$ -	\$ -
	COMMERCIAL	2002	105,300	\$ 110.00	\$ 11,615,000	\$ -	\$ -	\$ -	\$ -
	TOTAL				216,235,000		-		

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	17.1%	\$	34,636,879	\$	34,636,879	\$	-	\$	-
El Paso County	0.0%	\$	30,446,739	\$	30,446,739	\$	-	\$	-
EPCC	3.0%	\$	8,636,100	\$	8,636,100	\$	-	\$	-
University Medical	0.3%	\$	10,044,863	\$	10,044,863	\$	-	\$	-
Comille L.S.D.	32.3%	\$	102,002,004	\$	102,002,004	\$	-	\$	-
Other	32.3%	\$	102,002,004	\$	102,002,004	\$	-	\$	-
	100.0%	\$	216,235,000	\$	216,235,000	\$	-	\$	-

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$	34,636,879	\$	34,636,879	\$	-	\$	-
El Paso County	0.0%	\$	-	\$	-	\$	-	\$	-
EPCC	0.0%	\$	-	\$	-	\$	-	\$	-
University Medical	0.0%	\$	-	\$	-	\$	-	\$	-
Comille L.S.D.	0.0%	\$	-	\$	-	\$	-	\$	-
Other	0.0%	\$	-	\$	-	\$	-	\$	-
	100.0%	\$	34,636,879	\$	34,636,879	\$	-	\$	-

NET BOUNTY		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	\$	-	\$	-	\$	-	\$	-
El Paso County	17.0%	\$	30,446,739	\$	30,446,739	\$	-	\$	-
EPCC	3.0%	\$	8,636,100	\$	8,636,100	\$	-	\$	-
University Medical	0.4%	\$	10,044,863	\$	10,044,863	\$	-	\$	-
Comille L.S.D.	30.2%	\$	102,002,004	\$	102,002,004	\$	-	\$	-
Other	30.2%	\$	102,002,004	\$	102,002,004	\$	-	\$	-
	100.0%	\$	173,221,510	\$	173,221,510	\$	-	\$	-

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Revenue Type		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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
TOTAL TAX REVENUE - PARTICIPATION - NET BUDGET																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

Financial Feasibility Analysis

35 YEAR - TND 4: INPUT & OUTPUT

INPUT

INFLATION RATE 1.00%

DISCOUNT RATE 1.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	100.00%	0.00343000
El Paso County	0.00000000	0%	0.00000000
EPCC	0.01100000	0%	0.00000000
University Medical	0.00100000	0%	0.00000000
Comptche I.S.D.	1.00000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	0.17970000		0.00343000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	0%	0.00000000
El Paso County	0.00000000	0%	0.00000000
EPCC	0.01100000	0%	0.00000000
University Medical	0.00100000	0%	0.00000000
Comptche I.S.D.	1.00000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	0.17970000		0.00000000

SALES TAX RATE 0.000000% 0.00% 0.000000%

TND 4		Year	DEMO	REAL PROPERTY	PERSONAL PROPERTY	SALES
			SP	TAX VALUE	TAX VALUE	TAX VALUE
T2 SUB-URBAN	2024	130	\$	296,000	\$	37,862,734
T4 GENERAL URBAN	2024	200	\$	115,000	\$	21,360,360
T6 GENERAL URBAN	2024	167	\$	115,000	\$	21,360,360
T8 URBAN CENTER	2024	267	\$	115,000	\$	21,360,360
COMMERCIAL	2024	61,000	\$	115	\$	2,044,000
TOTAL				\$	100,000,000	\$

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	88.5%	\$	27,862,734	\$	37,862,734
El Paso County	14.5%	\$	21,360,360	\$	21,360,360
EPCC	4.0%	\$	6,891,836	\$	6,891,836
University Medical	7.0%	\$	11,805,791	\$	11,805,791
Comptche I.S.D.	68.7%	\$	75,175,000	\$	75,175,000
Other	0.0%	\$	-	\$	-
	100.0%	\$	140,441,221	\$	188,441,221

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$	27,862,734	\$	37,862,734
El Paso County	0.0%	\$	-	\$	-
EPCC	0.0%	\$	-	\$	-
University Medical	0.0%	\$	-	\$	-
Comptche I.S.D.	0.0%	\$	-	\$	-
Other	0.0%	\$	-	\$	-
	100.0%	\$	27,862,734	\$	37,862,734

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	0.0%	\$	-	\$	-
El Paso County	78.7%	\$	21,360,360	\$	21,360,360
EPCC	0.0%	\$	6,891,836	\$	6,891,836
University Medical	10.0%	\$	11,805,791	\$	11,805,791
Comptche I.S.D.	64.4%	\$	75,175,000	\$	75,175,000
Other	0.0%	\$	-	\$	-
	100.0%	\$	112,122,122	\$	112,122,122

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

PARTICIPATION		01	02	03	04	05	06	07	08	09	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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
City of St. Paul	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000	0.000000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

35 YEAR - TND 5: INPUT & OUTPUT

DISCOUNT RATE	6.50%
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PERSONAL PROPERTY TAX		PARTICIPATION	
City of St. Paul	\$ 80943800	7%	\$ 5666066
St. Paul County	\$ 45979900	7%	\$ 3218593
POC	\$ 14143800	7%	\$ 990066
University of Minnesota	\$ 28192000	7%	\$ 1973440
Excelsior USD	\$ 28000000	7%	\$ 1960000
Other	\$ 17970000	7%	\$ 1257900

SALES TAX RATE	0.03000000	0.00%	0.00000000
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➤ **OUTPUT**

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 37,262,734	\$ 37,262,734		\$
El Paso County	0.0%	\$	\$	\$	\$
EPCC	0.0%	\$	\$	\$	\$
University Medical	0.0%	\$	\$	\$	\$
Comcast I & D	0.0%	\$	\$	\$	\$
Other	0.0%	\$	\$	\$	\$
	100.0%	\$ 37,262,734	\$ 37,262,734	\$	\$
	100.0%	100.0%	100.0%	0.0%	0.0%

NET REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of St Paul	0.0%	\$ -	\$ -	\$ -
(St Paul County)	(0.1%)	\$ 21,390,389	\$ -	\$ -
EPICD	0.0%	\$ 6,061,055	\$ -	\$ -
Newbury Medical	0.0%	\$ 11,000,701	\$ -	\$ -
Cannibal & B D	0.0%	\$ 73,170,000	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -
	0.0%	\$ 112,121,524	\$ 112,121,524	\$ -
	100.0%	100.0%	100.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis

35 YEAR - TND 6 : INPUT & OUTPUT

► **INPUT**

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EMERGENCY RATE	4.0%
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REAL PROPERTY TAX		PARTICIPATION	
City of St Paul	\$ 899,438.00	75.00%	\$ 674,578.50
St Paul County	\$ 8,000.00	0%	\$ 0.00
SNCC	\$ 16,000.00	0%	\$ 0.00
University Medical	\$ 29,194.30	0%	\$ 0.00
Carrollville L.I.C.	\$ 3,000,000.00	0%	\$ 0.00
Other	\$ 8,000,000.00	0%	\$ 0.00
	\$ 11,942,432.30		\$ 674,578.50

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	\$ 265,425.00	7%	\$ 18,579.75
El Paso County	\$ 4,600.00	7%	\$ 322.00
EPCC	\$ 141,225.00	7%	\$ 9,885.75
University Medical	\$ 29,714,330.00	7%	\$ 2,080,003.10
Consolidated L.B.D.	\$ 2,620,000.00	7%	\$ 183,400.00
Other	\$ 3,300,000.00	7%	\$ 231,000.00
	\$ 37,520,780.00		\$ 2,636,710.60

SALES TAX RATE	0.03000000	3.00%	0.00000000
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TWO 8	Yr/Yr	S&B ID	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			2/15	TAX VALUE	2/15	TAX VALUE	2/15	TAX VALUE
T3 SUB-URBAN	2001	130	2	200,000	3	24,000,000	1	-
T6 SUBURBAN, URBAN	2004	354	2	150,000	3	37,000,000	-	-
T4-0 SUBURBAN, URBAN	2000	390	3	175,000	3	37,000,000	-	-
T5 URBAN, COMM	2000	372	3	140,000	3	24,500,000	-	-
COMM-CHL	2000	87-001	3	125,000	3	12,500,000	-	-

TOTAL	65,394	\$	121,264,000	9		
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► **OUTPUT**

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	28.7%	\$ 37,000,734	\$ 87,000,734	\$ 0
El Paso County	14.3%	\$ 24,300,300	\$ 24,300,300	\$ 0
GPCC	0.8%	\$ 8,801,901	\$ 0	\$ 0
University Medical	7.9%	\$ 11,000,701	\$ 11,000,701	\$ 0
Camelotte L.B. &	48.1%	\$ 72,170,000	\$ 72,170,000	\$ 0
Other	0.0%	\$ 0	\$ 0	\$ 0
	100.0%	\$152,204,236	\$194,001,735	\$ 0
	100.0%	100.0%	8.8%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of St. Paul	100.0%	\$ 27,361,794	\$ 27,361,794			
St. Paul County	0.0%	0	0	0	0	0
SPCC	0.0%	0	0	0	0	0
University Medical	0.0%	0	0	0	0	0
Carver Clinic L.P.A.	0.0%	0	0	0	0	0
Other	0.0%	0	0	0	0	0
Total	100.0%	\$ 27,361,794	\$ 27,361,794	0	0	0

City/County	1972-76	Home Property	Personal Property	Ratio
City of St. Paul	0.0%	0	0	0
St. Paul County	10.1%	\$ 24,000,000	0	0
SPCC	0.0%	0,000,000	0	0
University Medical	30.0%	11,000,000	11,000,000	0
University L.S.B.	34.0%	72,170,000	72,170,000	0
Ashlar	0.0%	0	0	0
	100.0%	\$ 117,170,000	\$ 72,170,000	0

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Schedule Item		2010	2011	2012	2013	2014	2015	2016	2017	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	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
TOTAL TAX REVENUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																

Financial Feasibility Analysis

35 YEAR - SD 7: INPUT & OUTPUT

► INPUT

INFLATION RATE 0.00%

DISCOUNT RATE 0.00%

REAL PROPERTY TAX		PARTICIPATION	
City of St. Paul	0.00040000	100.00%	0.00040000
St. Paul County	0.00000000	0%	0.00000000
SPDC	0.00000000	0%	0.00000000
University Medical	0.00000000	0%	0.00000000
Carroll's L&B	0.00000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	0.00040000		0.00040000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of St. Paul	0.00040000	100.00%	0.00040000
St. Paul County	0.00000000	0%	0.00000000
SPDC	0.00000000	0%	0.00000000
University Medical	0.00000000	0%	0.00000000
Carroll's L&B	0.00000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	0.00040000		0.00040000

SALES TAX RATE 0.000000 0.00% 0.00000000

SD 7 (NORTHWEST PARK)		Year	Area Sq Ft	Real Property Tax Value	Personal Property Tax Value	Sales Tax Value
T1 RESIDENTIAL		0	0	0	0	0
T2 RESIDENTIAL		0	0	0	0	0
T3 RESIDENTIAL		0	0	0	0	0
T4 RESIDENTIAL		0	0	0	0	0
T5 RESIDENTIAL		0	0	0	0	0
COMMERCIAL		2028	200,000	140	0	0

TOTAL 0 0 0 0 0 0 0

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of St. Paul	0.00%	\$ 17,000,754	\$ 17,000,754	0	0
St. Paul County	0.00%	0	0	0	0
SPDC	0.00%	0	0	0	0
University Medical	0.00%	0	0	0	0
Carroll's L&B	0.00%	0	0	0	0
Other	0.00%	0	0	0	0
	100.00%	\$ 17,000,754	\$ 17,000,754	0	0

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of St. Paul	100.00%	\$ 17,000,754	\$ 17,000,754	0	0
St. Paul County	0.00%	0	0	0	0
SPDC	0.00%	0	0	0	0
University Medical	0.00%	0	0	0	0
Carroll's L&B	0.00%	0	0	0	0
Other	0.00%	0	0	0	0
	100.00%	\$ 17,000,754	\$ 17,000,754	0	0

NET REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of St. Paul	0.00%	0	0	0	0
St. Paul County	0.00%	0	0	0	0
SPDC	0.00%	0	0	0	0
University Medical	0.00%	0	0	0	0
Carroll's L&B	0.00%	0	0	0	0
Other	0.00%	0	0	0	0
	100.00%	0	0	0	0

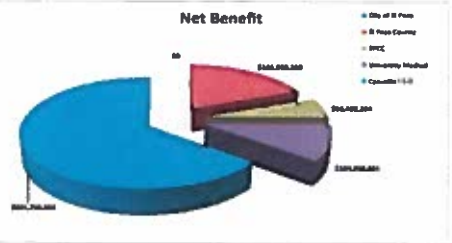
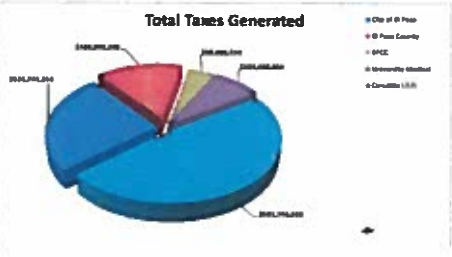
Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdiction	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$321,741,318	\$321,741,318	\$0
El Paso County	\$188,825,208	\$0	\$188,825,208
EPCC	\$68,463,254	\$0	\$68,463,254
University Medical	\$158,828,884	\$0	\$158,828,884
Carroll County	\$831,748,852	\$0	\$831,748,852
Total	\$1,317,607,266	\$321,741,318	\$995,865,948



Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES										Worksheet: 1	
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Terms and Conditions

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 #12 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	TAXABLE VALUE	Note
267881	City of El Paso	NELLIE D MUNDY SURV 246 (149.9192 AC)	150	Y	\$ -	\$ 1,123,243	\$ -	
389469	City of El Paso	S J LARKIN SURV 269 ABST 10070 TR 1 (7.3182 AC)	7	Y	\$ -	\$ 73,957	\$ -	
203502	City of El Paso	82 TSP 1 SEC 9 T & P SURV (640.00 AC)	74	Y	\$ -	\$ 4,739,328	\$ -	*Not the complete parcel, see legal description
91310	City of El Paso	S J LARKIN SURV 267 (632.735 AC)	633	Y	\$ -	\$ 4,685,529	\$ -	
647230	City of El Paso	NELLIE D MUNDY SURV 246 (73.6664 AC)	74	Y	\$ -	\$ 564,768	\$ -	
213425	City of El Paso	S J LARKIN SURV 269 ABST 10070 TR 1-A (8.175 AC)	8	Y	\$ -	\$ 79,055	\$ -	
647237	City of El Paso	S J LARKIN SURV 268 ABST 10069 TR 1-C (15.8712 AC)	16	Y	\$ -	\$ 124,443	\$ -	
218150	City of El Paso	S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)	46	Y	\$ -	\$ 354,064	\$ -	
			1007		\$ -	\$ 11,744,387	\$ -	

A detailed topographic map of a mountainous region, likely in the El Paso area, serves as the background for the slide. The map features numerous contour lines of varying thickness and spacing, indicating different elevations and terrain features. The lines are more closely spaced in some areas, suggesting steeper slopes, and more widely spaced in others, indicating flatter ground. The overall shape of the map is irregular, following the natural contours of the land.

Proposed Tax Increment Reinvestment Zone #12

City of El Paso, Texas

MAY 2018



DAVID PETTIT
Economic Development

PURPOSE

- TIRZ Overview
- TIRZ Creation Process
- Proposed TIRZ #12
- Next Steps
- Questions

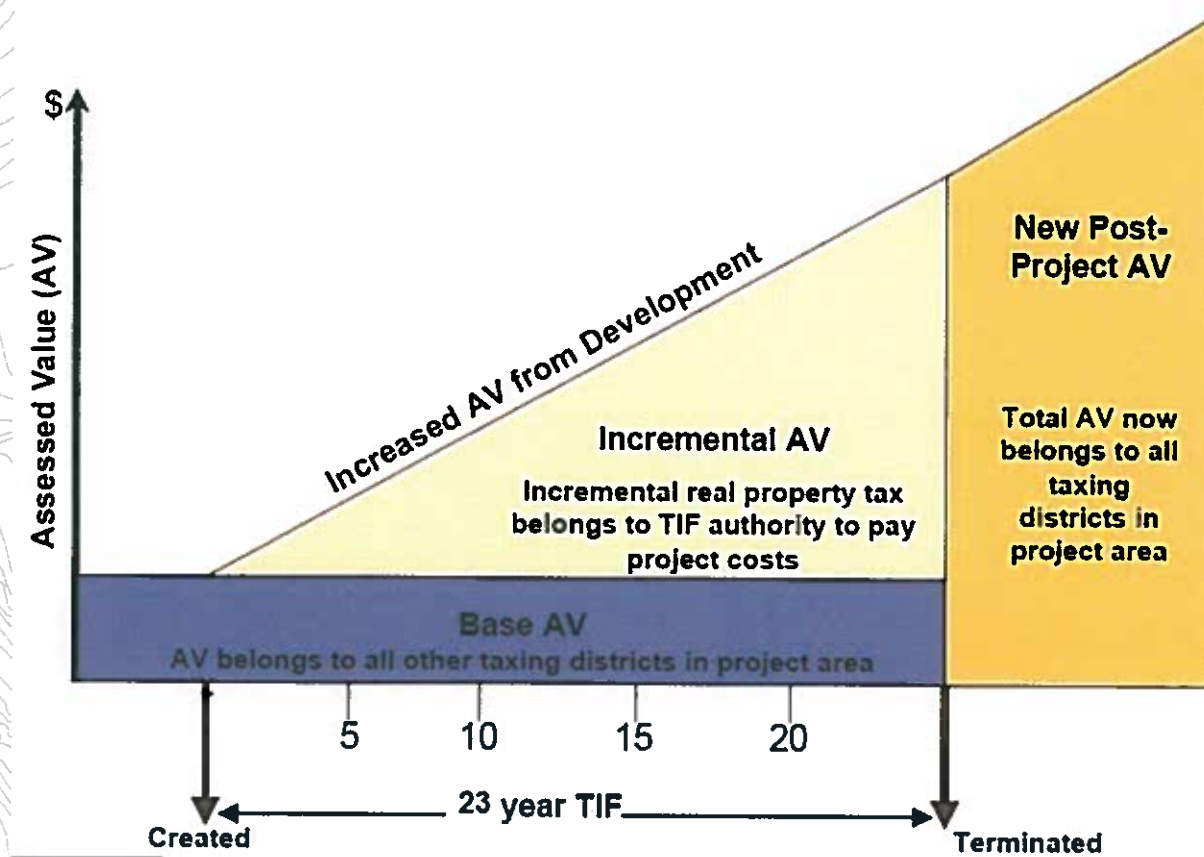
PURPOSE

Tax Increment Reinvestment Zones (TIRZ)

- A TIRZ can be a valuable tool that can help facilitate investment and bring excitement and energy to a designated area.
- Taxing entities contribute ad valorem taxes received from incremental value increases on property within the zone.
- Tool to fund improvements within a reinvestment zone.
- A TIRZ can pay for:
 - cost of public works;
 - public improvements;
 - economic development programs; or
 - other projects benefiting the zone

Tax Increment Reinvestment Zones (TIRZ)

TIF Assessed Value (AV) Over Project Life



- Taxing entity rates are negotiated and can vary (not identical).

TIRZ REVENUES

Two ways to create new tax increment:

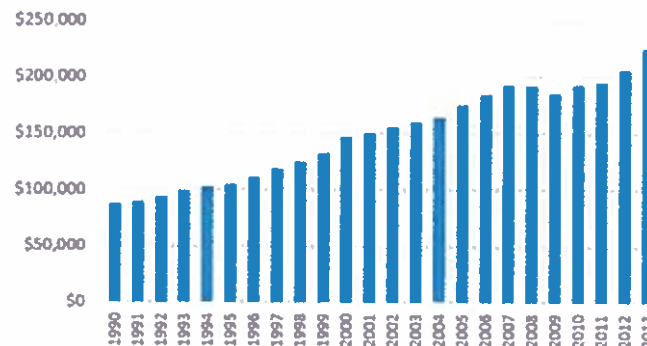
1. New construction/investment; and/or
2. Annual appreciation of real property (i.e. “organic growth”)

1



2

Average Price of Homes Sold
in Texas



Source: Real Estate Center at Texas A&M University

TIRZ Creation Process

- Chapter 311 outlines the various procedures for creating and amending a TIF. Two main documents:
 1. Creation ordinance; and
 2. TIF Project and Financing Plan
- Creation ordinance establishes four key elements:
 - Boundary;
 - Term;
 - TIF Board; and
 - Preliminary Project and Financing Plan
- Upon TIF creation the Final Project and Financing Plan is approved by the TIF Board and then the City Council by separate ordinance

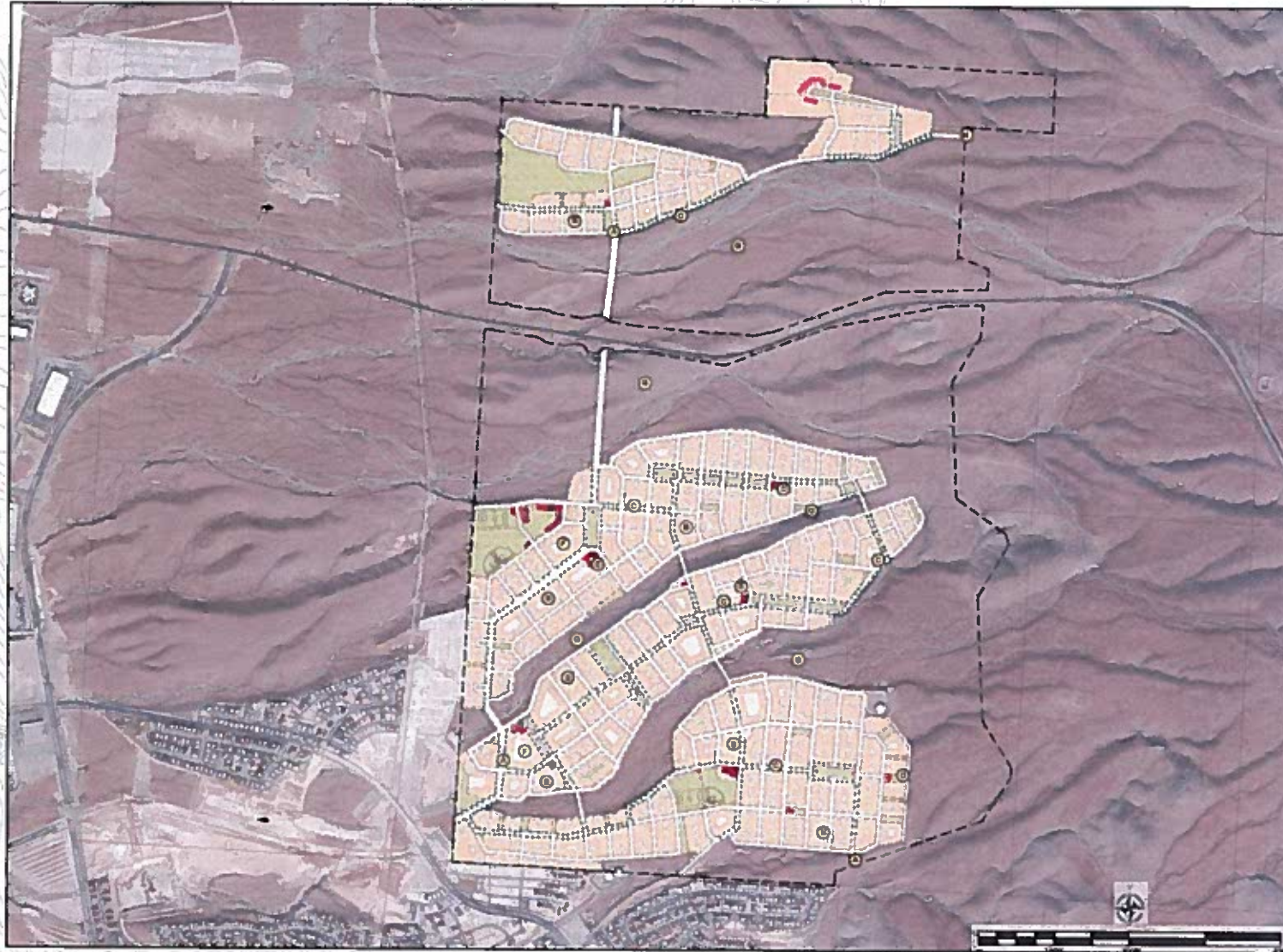


TIRZ #12 - Overview

- The proposed El Paso TIRZ #12 is located in the northwest portion of the City of El Paso encompassing approximately 1,007 acres. The TIRZ is noncontiguous, and is bisected by Highway 375.
- The purpose of the TIRZ is to encourage private development that will yield additional tax revenue to all taxing jurisdictions.



TIRZ #12 – Proposed Development



8

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PROPOSED TIRZ #12

TIRZ #12 – Preliminary Project and Financing Plan (PPFP)

- 36 Year Term

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value
TND 1					
T3 SUB-URBAN	198	2022	2032	\$250,000	\$49,500,000
T4 GENERAL URBAN	1,103	2024	2026	\$110,000	\$121,330,000
T4-0 GENERAL URBAN	178	2026	2028	\$110,000	\$19,580,000
T5 URBAN CENTER	560	2028	2030	\$110,000	\$64,900,000
COMMERCIAL	140,000	2028	2030	\$110	\$15,400,000
					\$270,710,000
L-TND 2					
T3 SUB-URBAN	209	2022	2032	\$250,000	\$52,250,000
T4 GENERAL URBAN	812	2024	2026	\$110,000	\$87,320,000
T4-0 GENERAL URBAN	434	2026	2028	\$110,000	\$47,740,000
T5 URBAN CENTER	689	2028	2030	\$110,000	\$75,790,000
COMMERCIAL	126,300	2028	2030	\$110	\$13,893,000
				\$580,000	\$256,993,000
TND 3					
T3 SUB-URBAN	127	2024	2034	\$250,000	\$31,750,000
T4 GENERAL URBAN	792	2026	2028	\$110,000	\$87,120,000
T4-0 GENERAL URBAN	232	2028	2030	\$110,000	\$25,520,000
T5 URBAN CENTER	545	2030	2032	\$110,000	\$59,950,000
COMMERCIAL	108,300	2032	2034	\$110	\$11,913,000
				\$580,000	\$216,253,000
TND 4					
T3 SUB-URBAN	130	2024	2034	\$250,000	\$32,500,000
T4 GENERAL URBAN	591	2026	2028	\$110,000	\$65,010,000
T4-0 GENERAL URBAN	192	2028	2030	\$110,000	\$21,120,000
T5 URBAN CENTER	257	2030	2032	\$110,000	\$28,270,000
COMMERCIAL	81,400	2034	2036	\$110	\$8,954,000
				\$580,000	\$156,854,000
L-TND 5					
T3 SUB-URBAN	142	2022	2032	\$250,000	\$35,500,000
T4 GENERAL URBAN	608	2024	2026	\$110,000	\$66,880,000
T4-0 GENERAL URBAN	406	2026	2028	\$110,000	\$44,880,000
T5 URBAN CENTER	514	2028	2030	\$110,000	\$56,540,000
COMMERCIAL	108,000	2032	2034	\$110	\$11,680,000
				\$580,000	\$215,460,000
TND 6					
T3 SUB-URBAN	136	2022	2032	\$250,000	\$34,000,000
T4 GENERAL URBAN	345	2024	2026	\$110,000	\$37,950,000
T4-0 GENERAL URBAN	200	2026	2028	\$110,000	\$22,000,000
T5 URBAN CENTER	223	2028	2030	\$110,000	\$24,530,000
COMMERCIAL	67,400	2028	2030	\$110	\$7,414,000
				\$580,110	\$125,894,000
SD 7 (NORTHWEST PARK)					
T3 SUB-URBAN	0	0	0	\$0	\$0
T4 GENERAL URBAN	0	0	0	\$0	\$0
T4-0 GENERAL URBAN	0	0	0	\$0	\$0
T5 URBAN CENTER	0	0	0	\$0	\$0
COMMERCIAL	200,000	2028	2030	\$110	\$22,000,000
				\$110	\$22,000,000
Total	0				\$1,263,164,000

TIRZ #12 – Preliminary Project and Financing Plan (PPFP)

- The proposed TIRZ #12 development is expected to facilitate the construction of a large scale mixed-use development totaling approximately 9,455 housing units and approximately 829,400 square feet of new commercial space.

Proposed Project Costs	25%	50%	100%	
Water Facilities and Improvements	\$ 6,220,150	\$ 12,440,299	\$ 24,880,599	7.5%
Sanitary Sewer Facilities and Improvements	\$ 8,293,533	\$ 16,587,066	\$ 33,174,132	10.0%
Storm Water Facilities and Improvements	\$ 8,293,533	\$ 16,587,066	\$ 33,174,132	10.0%
Transit/Parking Improvements	\$ 12,440,299	\$ 24,880,599	\$ 49,761,197	15.0%
Street and Intersection Improvements	\$ 16,587,066	\$ 33,174,132	\$ 66,348,263	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 12,440,299	\$ 24,880,599	\$ 49,761,197	15.0%
Economic Development Grants	\$ 16,587,066	\$ 33,174,132	\$ 66,348,263	20.0%
Administrative Costs	\$ 2,073,383	\$ 4,146,766	\$ 8,293,533	2.5%
GROSS	\$ 82,935,329	\$ 165,870,658	\$ 331,741,316	100.0%
NPV	\$ 23,548,136	\$ 47,096,271	\$ 94,192,543	

- The costs illustrated in the table above are estimates and may be revised.
- Savings from one line item may be applied to 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 a private entity per Chapter 272 of the Local Government Code.



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Economic Development

PROPOSED TIRZ #12

Next Steps for Creation

- City Council Consider Creation Ordinance
- Creation ordinance establishes four key elements:
 - Boundary;
 - Term;
 - TIF Board; and
 - Preliminary Project and Financing Plan
- Upon TIF creation the Final Project and Financing Plan is approved by the TIF Board and then the City Council by separate ordinance

NEXT STEPS

Questions

QUESTIONS

**CHRONOLOGY OF THE INITIATIVE PETITION TO PRESERVE THE ACREAGE
LEGALLY DESCRIBED AS PARCEL 1, NELLIE D. MUNDY SURVEY 246, CITY OF
EL PASO, EL PASO COUNTY TEXAS; PARCEL 2, A PORTION OF S.J. LARKIN
SURVEY, ABSTRACT 10070, TRACT 1, CITY OF EL PASO, EL PASO COUNTY
TEXAS; PARCEL 3, A PORTION OF S.J. LARKIN SURVEY, ABSTRACT 10070,
TRACT 1-A, CITY OF EL PASO, EL PASO COUNTY TEXAS.**

April 3, 2011

Signatures obtained on an Initiative Petition.

Petition asked that the City of El Paso “preserve in its natural state and in perpetuity all of the land in the acreage legally described as Parcel 1, Nellie D. Mundy Survey 246, City of El Paso, El Paso County Texas; Parcel 2, a portion of S.J. Larkin Survey, Abstract 10070, Tract 1, City of El Paso, El Paso County Texas; Parcel 3, a portion of S.J. Larkin Survey, Abstract 10070, Tract 1-A, City of El Paso, El Paso County Texas. The City shall take all steps to preserve this land and to prevent it from being developed with either private development or major public roadways. This land is also known as ‘the West Transmountain Scenic Corridor.’” (James Tolbert was the author of the Petition.)

August 9, 2011

Initiative Petition Filed.

Petition filed with the Municipal Clerk.

August 16, 2011

Petition Certified.

Municipal Clerk sent Mr. Tolbert a letter certifying that the Initiative Petition contained the number of signatures required under Article 3, Section 3.11 of the City Charter of El Paso.

August 30, 2011

Introduction of Ordinance.

Appearing on the Agenda for the Regular City Council Meeting:
Introduction of an Ordinance to preserve in its natural state and in perpetuity acreage legally described as Parcel 1, Nellie D. Mundy Survey 246, City of El Paso, El Paso County Texas; Parcel 2, a portion of S.J. Larkin Survey, Abstract 10070, Tract 1, City of El Paso, El Paso County Texas; Parcel 3, a portion of S.J. Larkin Survey, Abstract 10070, Tract 1-A, City of El Paso, El Paso County Texas.

Council noted:

- 1) The land described appeared on a zoning map of the Northwest Master Plan as Urban Reserve.
- 2) The City had already deeded 14 acres of the land described to the Texas Department of Transportation for roadway.

August 30, 2011 Motion for Public Hearing.

Proposed Ordinance to be heard on September 20, 2011.

September 20, 2011 Motion to Postpone.

Motion to postpone the Public Hearing for 13 weeks. (There is no video immediately available for this meeting. Therefore, it is unclear why motion was postponed. However, the Clerk's Office has asked IT to try and find the missing video.)

December 20, 2011 Motion to Postpone.

Motion to postpone public hearing for 5 weeks.

Matthew McElroy, Planning, gave a status report: Dover, Kohl & Partners had met with leaders of the petition and petitioners were happy with charrette process and understood the charrette process. The public design session would be on January 24, 2012.

January 24, 2012 Motion to Postpone.

Postponed due to start of charrette process.

January 24, 2012 Charrette Event: Dover, Kohl & Partners Kick off and Hands on Design Session

January 25-27, 2012 Charrette Events: Dover, Kohl & Partners Open Design Studio

January 28, 2012 Charrette Event: Work-in-Progress Presentation

March 20, 2012 Council Adopted DKP Scenario 1 as the Preferred Development.

Motion carried amending the El Paso Water Utilities Public Service Board Westside Master Plan of "Plan El Paso" to include but not limited to the following: the selection of DKP Scenario 1 for the area; authorization to process an amendment to "Plan El Paso", and authorization to process an application for rezoning of the property within the El Paso Water Utilities Public Service Board Westside Master Plan area (SmartCode); include a conservation easement, bridges to be used to cross arroyos, more small or pocket parks, minimum encroachment into arroyos.

Discussion at Council Meeting:

Matthew McElroy, Planning: All three DKP scenarios are all good but Planning staff recommends Scenario 1.

DKP presentation: Described the three scenarios.

Charlie Wakeem, Open Space Advisory Board: Open Space Advisory Board recommends Scenario 1 with five caveats. Read recommendation: "As a proponent of open space, and in response to strong public support, we, the Open Space Advisory Board recommends that the City Council of El Paso consider an option of no development within the study area. In response to City Council's direction to resolve the conflict between the 2005 Master Plan the citizen's petition, we support Dover Kohl's Scenario 2 with the following 5 recommendations: [1) conservation easement be used to preserve open space (i.e. third party, land trust); 2) bridges across arroyos; 3) more pocket parks or small parks be used; 4) that encroachment into arroyos be minimized; and 5) and that Paseo del Norte not be connected to Transmountain provided fire department can access neighborhood.]"

Jim Tolbert, author of Petition, recommended that Council accept Scenario 2.

March 27, 2012

First Meeting of Technical Working Group.

In response to Council's selection of DKP Scenario 1, on March 20, 2012, Matthew McElroy conveyed a Technical Working Group comprised of City staff to accomplish Council goals (SmartCode application; use of bridges; more small parks; minimum encroachment on arroyos; and creation of a conservation easement).

April 3, 2012

Motion to Postpone.

Comment from Matthew McElroy: Working on survey of land to be preserved and strategies for preservation. (on Consent Agenda)

May 29, 2012

Motion to Postpone.

Comment from Matthew McElroy: Working on conservation easement and rezoning application. Working with PSB and their real estate attorney to preserve land in perpetuity. Need 8 weeks to bring preservation method and zoning application forward. (on Consent Agenda)

June 13, 2012

PSB Approved Conveyance of Land to the Texas Parks and Wildlife Department.

PSB approved the conveyance of land as a preferred conservation strategy.

July 17, 2012

Council Accepted Recommendation that Land Be Conveyed to Texas Parks and Wildlife.

Council accepted PBS recommended that the land be conveyed to the Texas Parks and Wildlife Department with the condition that the land be limited or controlled to preserve large areas of undisturbed open space as its primary purpose, while still permitting passive recreational uses and necessary water, wastewater and stormwater utility systems as secondary purposes to the area. Further, that, should the condition be violated, the land would automatically revert to the City at which time the City would put a conservation easement on the property.

Presentation by Carlos Gallinar, Development: Explained the Technical Working Committee process. Also reiterated the Goals of the Technical Working Group based on the Council's selection of DKP Scenario 1 on March 20, 2012:

- 1) Survey Work
- 2) Engineering
- 3) SmartCode Application
- 4) Coordination with TPWD
- 5) Form Partnership with TPWD & Submit to TPWD Commission for Approval

July 24, 2012 Ordinance on Agenda: Postponed for 17 weeks Per City Development.

On Consent Agenda; no discussion.

November 27, 2012 Ordinance on the Agenda: Postponed for 22 weeks.

Comments from Carlos Gallinar, Development: Asked for another six-month postponement. Status:

- 1) Survey Work: 50% done
- 2) Engineering: Completed
- 3) SmartCode Application: Due December 1; Scheduled for CPC in 1/2013
- 4) Coordination with TPWD: Ongoing
- 5) Finalize Partnership with TPWD and Submit to TPWD Commission for Approval: Ongoing

March 5, 2013 Ordinance Passed Conveying Land to Texas Parks & Wildlife Department:

"Ordinance No. 017964 Authorizing The City Manager To Sign A Fee Simple Determinable Deed Without A Warranty To Convey Approximately 658.2954 Acres, Located Within The City Of El Paso, El Paso County Texas, For Portions Of Nellie D. Mundy Survey No. 246; Portions Of Tract 1, S.J. Larkin Survey No. 268; Portions Of Tract 1A,

S.J. Larkin Located On Both Sides Of Transmountain Road West Of The Franklin Mountains, And East Of I-10, And Authorizing The City Of El Paso Manager To Execute A Contract Of Sale, And Any Other Documents Necessary To Complete The Dale To The Texas Parks & Wildlife Department, For Inclusion In The Franklin Mountains State Park. The El Paso Water Utilities Public Service Board Declared The Land Inexpedient To The System.”

March 5, 2013

Ordinance Passed Changing Zoning of Certain Portions of Land to SmartCode Zone:

“Ordinance No. 017963 Changing the Zoning Of A 484.7490 Acre Parcel Of Land Legally Described As A Portion of Nellie D. Munday Survey No. 246; A Portion of Section 9, Block 82, Township 1, Texas And Pacific Railway Company Surveys; And A Portion Of Tract 1, S.J. Larkin Survey No. 269, All Being Located Within The Corporate Limits Of The City of El Paso, El Paso County, Texas From URD (Urban Reserve District) And R-3 (Residential) to SCZ (Smartcode Zone); And Changing The Zoning of A 1,175.2332 Acre Parcel Of Land Legally Described As All of S.J. Larkin Survey No. 267; A Portion Of Nellie D. Mundy Survey No. 246; A Portion Of Tract 1, S.J. Larkin Survey 268; And A Portion Of Tract 1A, S.J. Larkin Survey No. 269, All Being Located Within The Corporate Limits Of The City Of El Paso, El Paso County, Texas From URD (Urban Reserve District) To SCZ (Smartcode Zone). The Penalty Provided For In Chapter 21.60 Of The El Paso City Code.”

April 30, 2013

Motion to Delete Item. Based on prior actions of Council, Petitioners agreed to delete item.

Summary: There were many moving parts to this issue. First, the City, via DKP, worked towards compromise with the petitioners using the charrette process. Based on recommendations made after the charrette process, the Council selected a compromise development scenario. Then the City set to work on realizing that scenario (strategies for a conservation easement; conveyance of land to the Texas Parks and Wildlife; preparation of a SmartCode application; consideration of bridges across arroyos, more small parks and minimal encroachment into arroyos.) Therefore, although it took one year and eight months for the Ordinance to be introduced and deleted (August 30, 2011 to April 30, 2013), it does appear that the City was working on the project throughout that time.