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

DEPARTMENT: **Economic and International Development**

AGENDA DATE: **Introduction: 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 Herrera, Director
Economic & International Development

ORDINANCE NO. _____

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

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.

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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
Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:

For: Jessica Herrera, Director
Economic & International Development

EXHIBIT A
BOUNDARY DESCRIPTION

Northern Tract:

BEGINNING at a two inch pipe stamped "EPNG EL 4152 GF 1977" found for the comer 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 of2,349.66 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 of3,941.88 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

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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

EXHIBIT C

PRELIMINARY PROJECT PLAN AND FINANCE PLAN

EXHIBIT A
BOUNDARY DESCRIPTION

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EXHIBIT B
BOUNDARY MAP

EXHIBIT C

PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #12
City of El Paso, Texas

DAVID PETTIT
Economic Development

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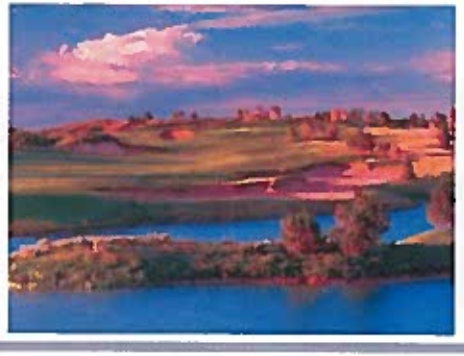
DISCLAIMER

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.

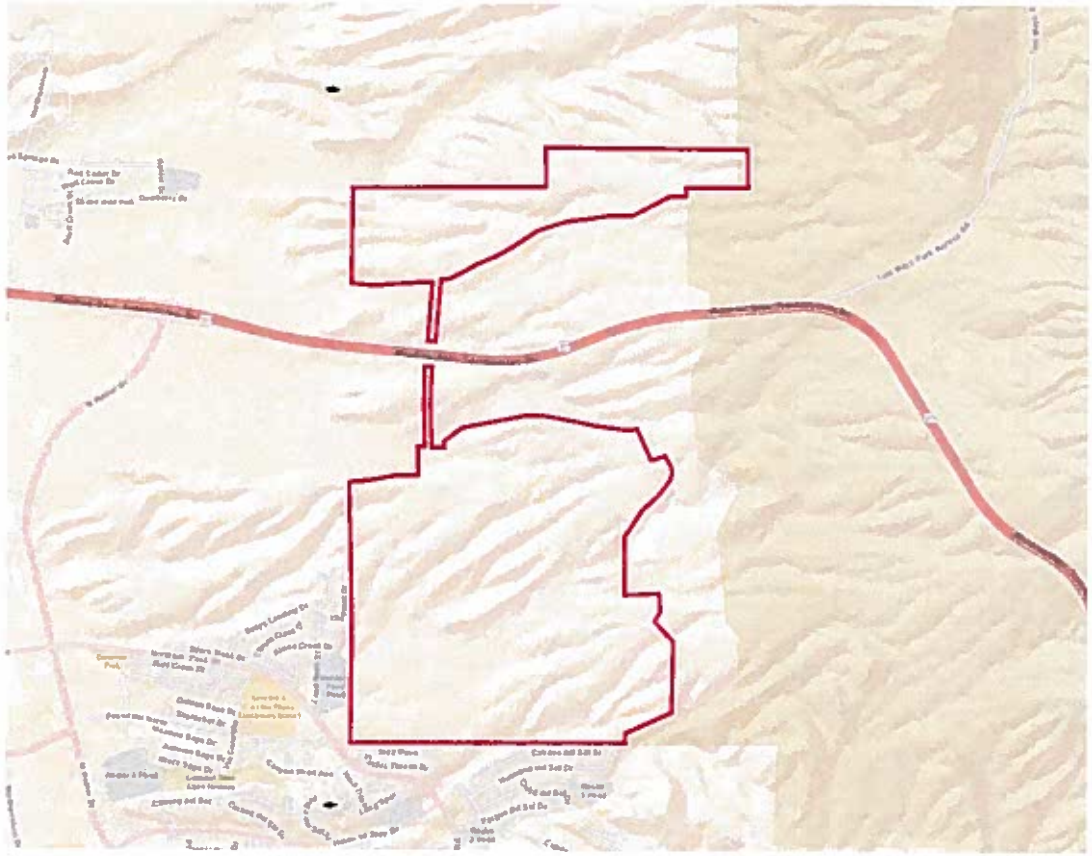
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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

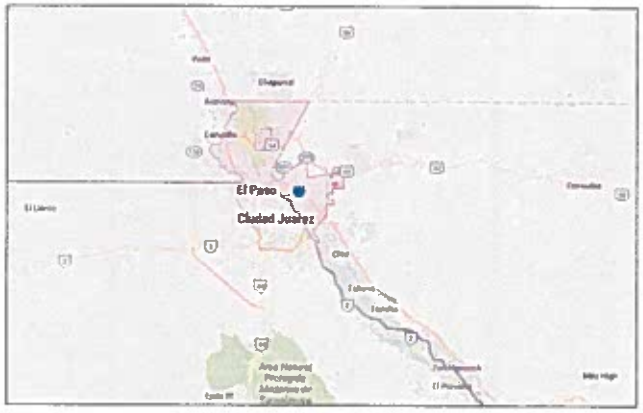


Tax Increment Reinvestment Zone #12, City of El Paso

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

Legal Description

Northern Tract:

BEGINNING at a two inch pipe stamped "EPNG EL 4152 GF 1977" found for the comer 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 of2,349.66 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 of3,941.88 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 conunon 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

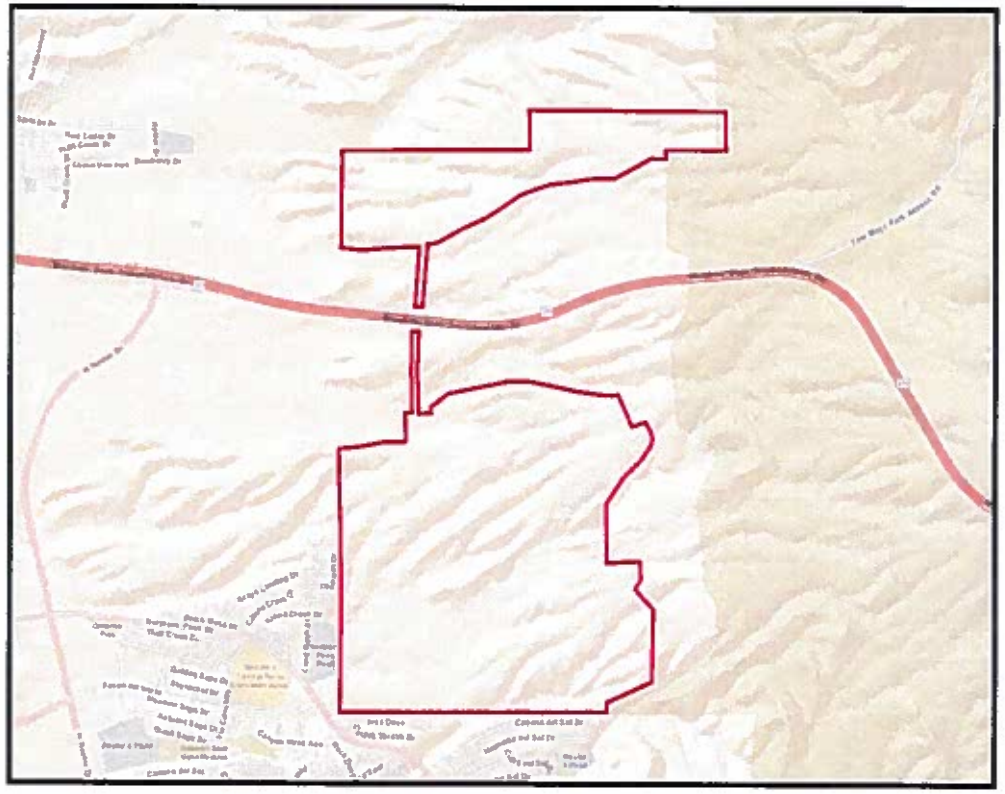
West along the southern property line of 218150 (Legal Description: S J LARKIN SURV 268 ABST 10069 TR 1 (45.664 AC)), to a point where it meets the eastern boundary of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

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

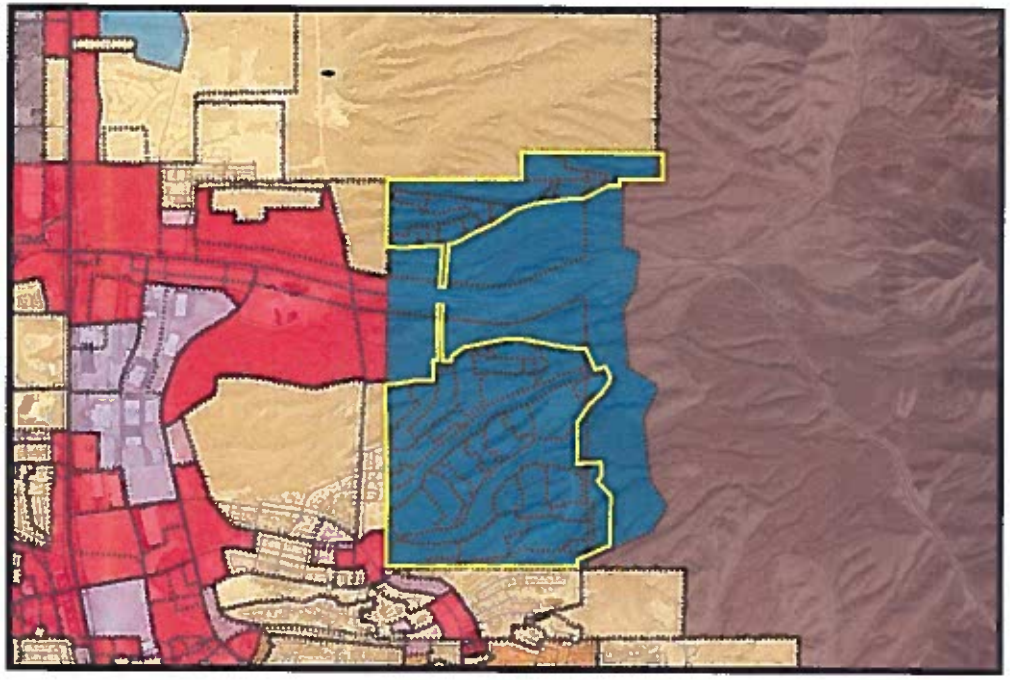
West along the southern property line of 91310 (Legal Description S J LARKIN SURV 267 (632.735 AC)), thence

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

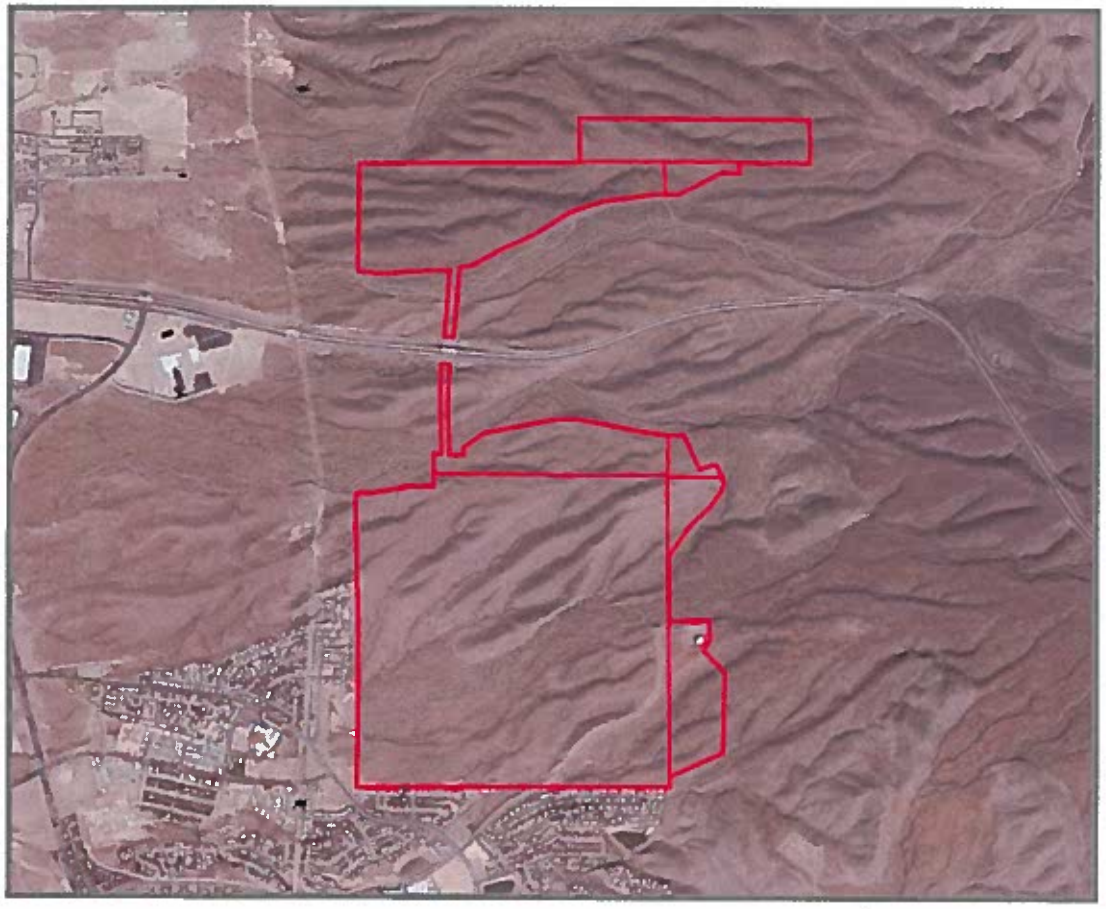
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

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



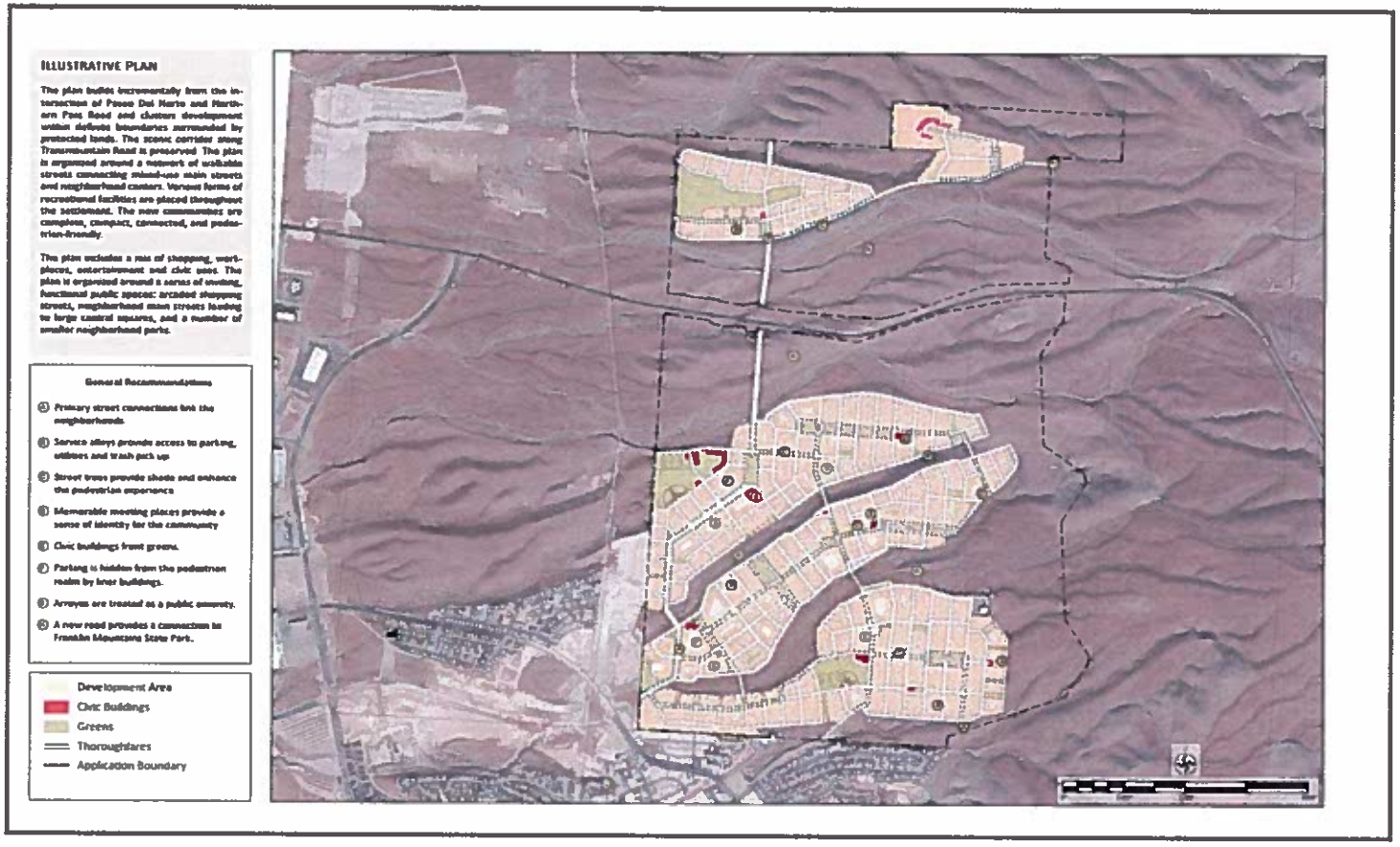
Current Ownership Information

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



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 Develompent 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

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	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	580	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	612	2024	2026	$110,000	$67,320,000
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	$155,854,000
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	$44,660,000
T5 URBAN CENTER	514	2028	2030	$110,000	$56,540,000
COMMERCIAL	106,000	2032	2034	$110	$11,660,000
				$580,000	$215,440,000
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				$1,283,184,000

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%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.8034300

Personal Property Tax		Participation	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970500		0.0000000

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

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

35 YEAR TND 1 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	100.00%	0.0034300
El Paso County	0.46280400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17979800		0.0034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	0%	0.0000000
El Paso County	0.46280400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17979800		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TND 1

	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
T3 SUB-URBAN	2023	198	$ 200,000.00	$ 40,000,000	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	2024	1,120	$ 110,000.00	$ 121,330,000	$ -	$ -	$ -	$ -
T4-0 GENERAL URBAN	2026	170	$ 110,000.00	$ 18,000,000	$ -	$ -	$ -	$ -
T5 URBAN CENTER	2028	600	$ 110,000.00	$ 64,000,000	$ -	$ -	$ -	$ -
COMMERCIAL	2030	140,000	$ 110.00	$ 15,400,000	$ -	$ -	$ -	$ -
	TOTAL			270,730,000		-		-

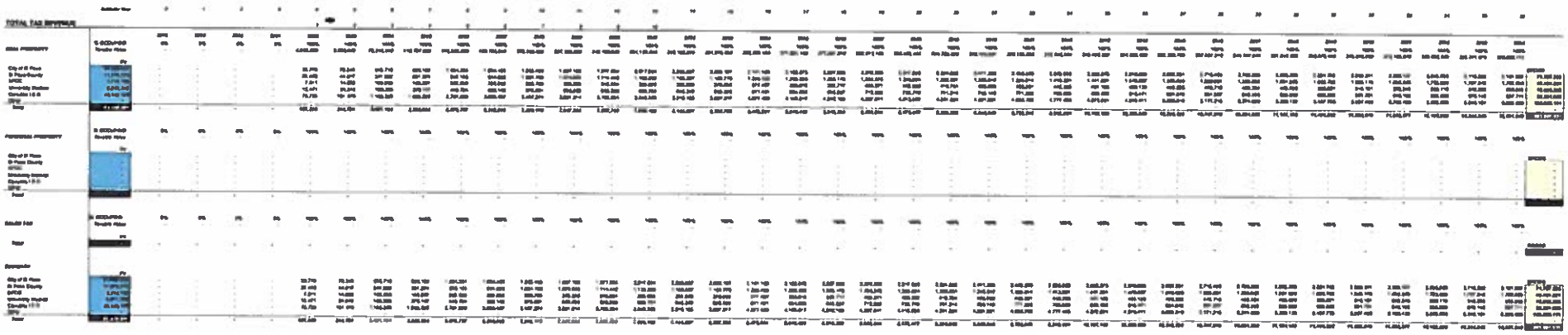
▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	26.3%	$ 71,757,365	=	$ 71,757,365	+	$ -	+	$ -
El Paso County	14.2%	$ 40,431,821	=	$ 40,431,821	+	$ -	+	$ -
EPCC	4.8%	$ 12,608,220	=	$ 12,608,220	+	$ -	+	$ -
University Medical	7.9%	$ 22,001,006	=	$ 22,001,006	+	$ -	+	$ -
Canutillo I.S.D.	46.7%	$ 130,608,111	=	$ 130,608,111	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	281,001,531		$ 283,001,531		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 71,757,365	=	$ 71,757,365	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
Canutillo I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 71,757,365		$ 71,757,365		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	15.1%	$ 40,431,821	=	$ 40,431,821	+	$ -	+	$ -
EPCC	5.0%	$ 12,608,220	=	$ 12,608,220	+	$ -	+	$ -
University Medical	16.0%	$ 22,001,006	=	$ 22,001,006	+	$ -	+	$ -
Canutillo I.S.D.	64.4%	$ 130,608,111	=	$ 130,608,111	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 212,234,144		$ 212,234,144		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

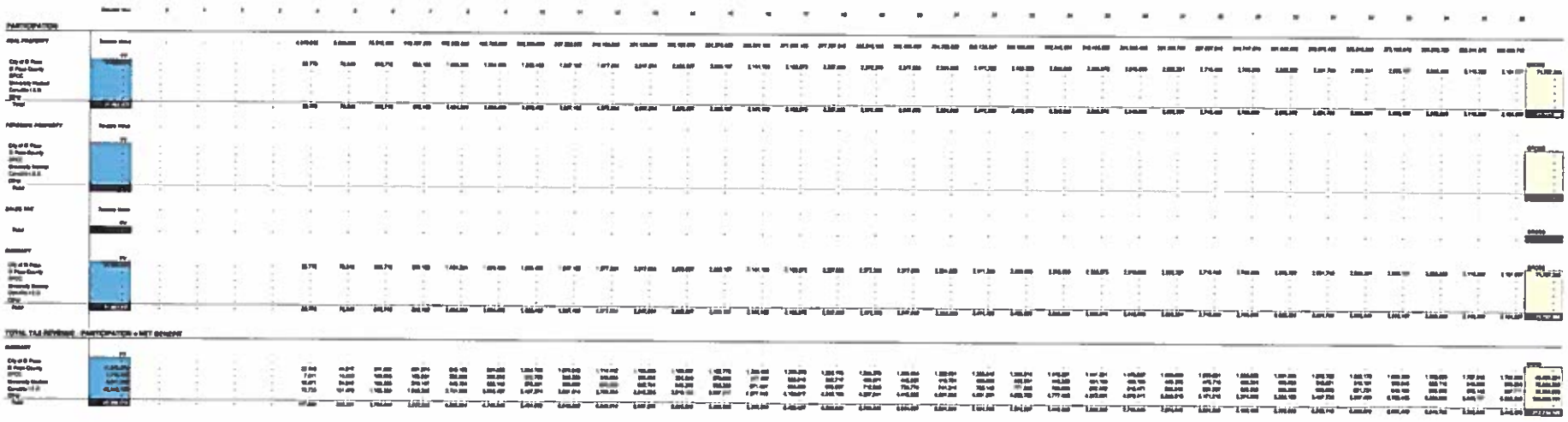
Financial Feasibility Analysis



DAVID PETTIT
Economic Development

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - L-TND 2 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.8034300	100.00%	0.8034300
El Paso County	0.4620400	0%	0.0000000
EPCC	0.1410300	0%	0.0000000
University Medical	0.2919430	0%	0.0000000
Canutillo I.S.D.	1.5300000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1707930		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.8034300	0%	0.0000000
El Paso County	0.4620400	0%	0.0000000
EPCC	0.1410300	0%	0.0000000
University Medical	0.2919430	0%	0.0000000
Canutillo I.S.D.	1.5300000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1707930		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

L-TND 2	Tier	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
T3 SUB-URBAN	[illegible]	300	$ [illegible]	$ [illegible]	$ -	$ -		
T4 GENERAL URBAN	[illegible]	812	$ [illegible]	$ [illegible]	$ -	$ -		
T4-5 GENERAL URBAN	[illegible]	434	$ [illegible]	$ [illegible]	$ -	$ -		
T5 URBAN CENTER	[illegible]	660	$ [illegible]	$ [illegible]				
COMMERCIAL	[illegible]	136,300	$ 110.00	$ [illegible]				
TOTAL				216,963,000		-		-

▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	$ 71,334,841	=	$ 71,334,841	+	$ -	+	$ -
El Paso County	14.3%	$ 40,193,625	=	$ 40,193,625	+	$ -	+	$ -
EPCC	4.3%	$ 12,573,752	=	$ 12,573,752	+	$ -	+	$ -
University Medical	7.9%	$ 22,360,430	=	$ 22,360,430	+	$ -	+	$ -
Canutillo I.S.D.	48.1%	$ 136,046,800	=	$ 136,046,800	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	282,513,434		$ 282,513,434		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 71,334,841	=	$ 71,334,841	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
Canutillo I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 71,334,841		$ 71,334,841		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	19.1%	$ 40,193,625	=	$ 40,193,625	+	$ -	+	$ -
EPCC	6.0%	$ 12,573,752	=	$ 12,573,752	+	$ -	+	$ -
University Medical	10.6%	$ 22,360,430	=	$ 22,360,430	+	$ -	+	$ -
Canutillo I.S.D.	64.4%	$ 136,046,800	=	$ 136,046,800	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 211,178,593		$ 211,178,593		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

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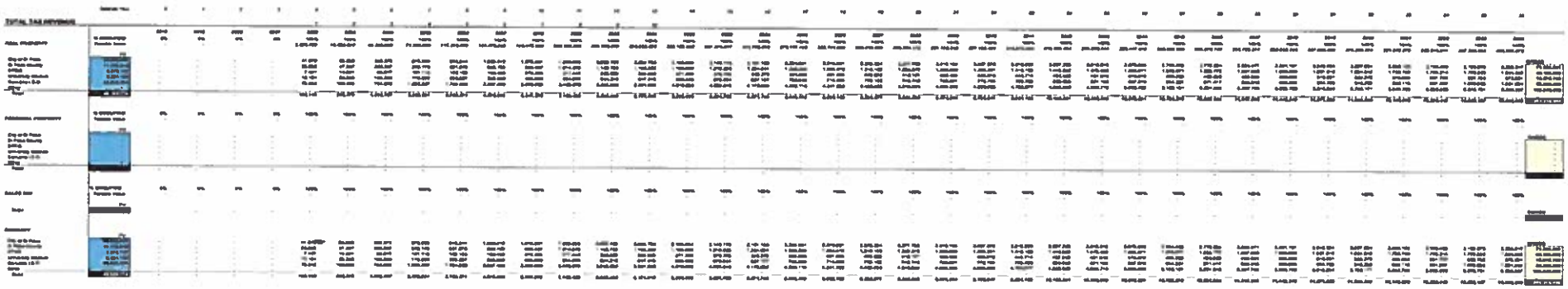
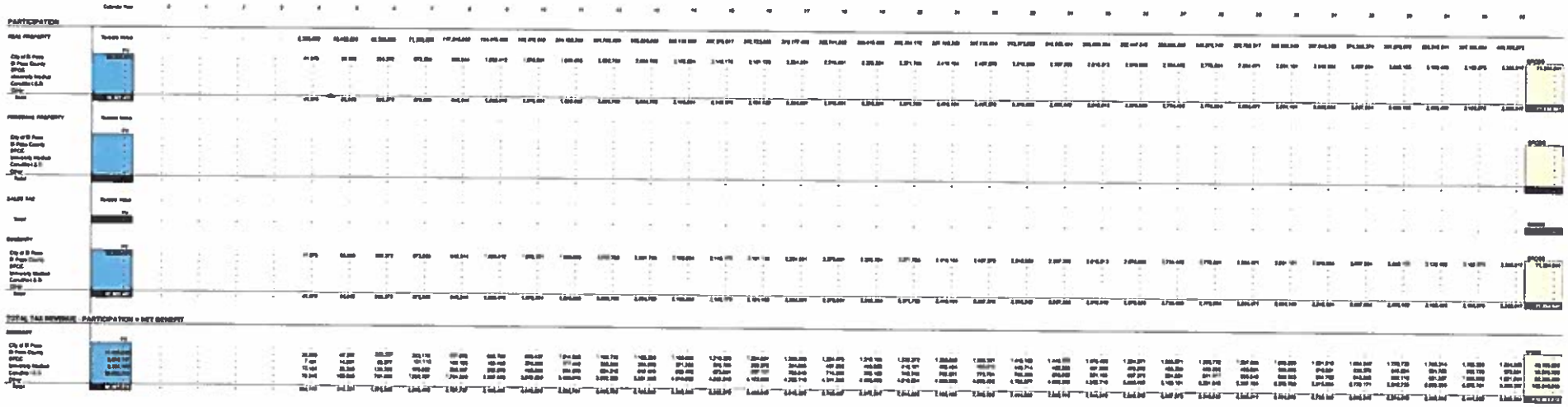
Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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35 YEAR TND 3 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.8034300	100.00%	0.8034300
El Paso County	0.4428400	0%	0.0000000
EPCC	0.1415300	0%	0.0000000
University Medical	0.2919430	0%	0.0000000
Canutillo I.S.D.	1.5300000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1707000		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.8034300	0%	0.0000000
El Paso County	0.4428400	0%	0.0000000
EPCC	0.1415300	0%	0.0000000
University Medical	0.2919430	0%	0.0000000
Canutillo I.S.D.	1.5300000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1707000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TND 3

	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
T3 SUB-URBAN	2024	177	$ 200,000.00	$ 31,700,000	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	2025	752	$ 110,000.00	$ 87,130,000	$ -	$ -	$ -	$ -
T4-0 GENERAL URBAN	2026	232	$ 110,000.00	$ 70,530,000	$ -	$ -	$ -	$ -
T5 URBAN CENTER	2030	545	$ 110,000.00	$ 60,000,000	$ -	$ -	$ -	$ -
COMMERCIAL	2032	106,300	$ 110.00	$ 11,013,000	$ -	$ -	$ -	$ -
	TOTAL			310,253,000		-		-

▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	17.1%	$ 54,036,075	=	$ 54,036,075	+	$ -	+	$ -
El Paso County	9.0%	$ 28,446,720	=	$ 28,446,720	+	$ -	+	$ -
EPCC	3.0%	$ 9,520,100	=	$ 9,520,100	+	$ -	+	$ -
University Medical	6.3%	$ 18,944,063	=	$ 18,944,063	+	$ -	+	$ -
Canutillo I.S.D.	32.5%	$ 102,002,004	=	$ 102,002,004	+	$ -	+	$ -
Other	32.5%	$ 102,002,004	=	$ 102,002,004	+	$ -	+	$ -
	100.0%	315,753,375		$ 316,750,375		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 54,036,075	=	$ 54,036,075	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
Canutillo I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 54,036,075		$ 54,036,075		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	17.0%	$ 28,446,720	=	$ 28,446,720	+	$ -	+	$ -
EPCC	3.0%	$ 9,520,100	=	$ 9,520,100	+	$ -	+	$ -
University Medical	6.4%	$ 18,944,063	=	$ 18,944,063	+	$ -	+	$ -
Canutillo I.S.D.	32.5%	$ 102,002,004	=	$ 102,002,004	+	$ -	+	$ -
Other	32.5%	$ 102,002,004	=	$ 102,002,004	+	$ -	+	$ -
	100.0%	$ 262,773,300		$ 262,773,300		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

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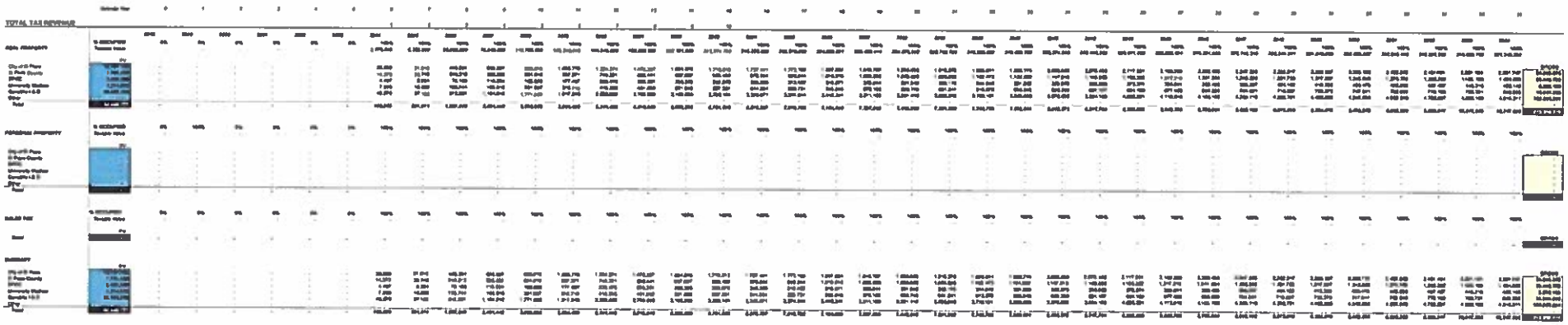
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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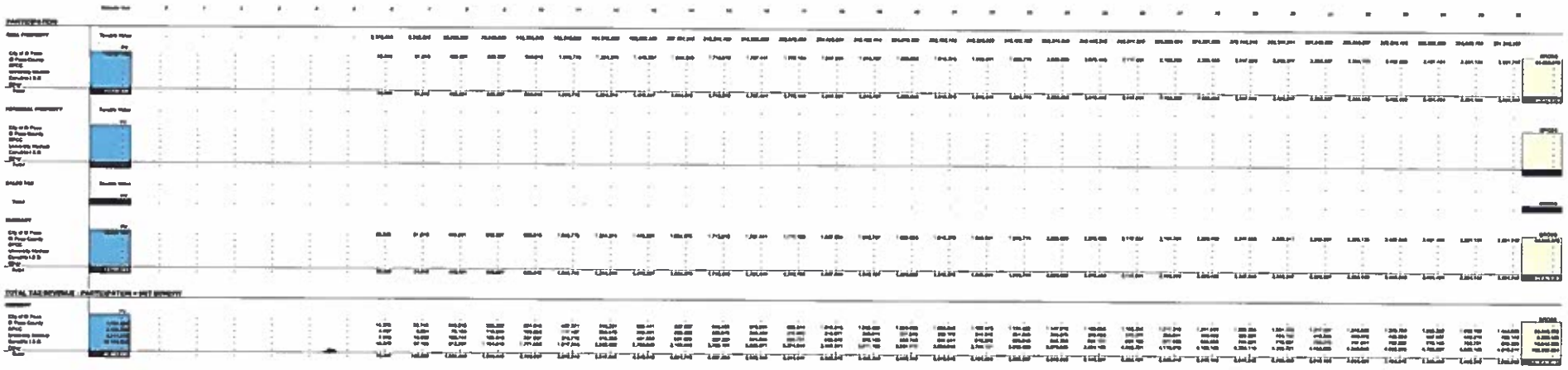
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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35 YEAR - TND 4 : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.6834300	100.00%	0.6834300
El Paso County	0.4630000	0%	0.0000000
EPCC	0.1410300	0%	0.0000000
University Medical	0.2910400	0%	0.0000000
Canutillo I.S.D.	1.5000000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1797800		0.6834300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.6834300	0%	0.0000000
El Paso County	0.4630000	0%	0.0000000
EPCC	0.1410300	0%	0.0000000
University Medical	0.2910400	0%	0.0000000
Canutillo I.S.D.	1.5000000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	3.1797800		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

TND 4

	Year	ADUS SF	REAL PROPERTY 0 / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY 0 / SF	PERSONAL PROPERTY TAX VALUE	SALES 0 / SF	SALES TAX VALUE
T3 SUB-URBAN	2024	120	$ 300,000	$ 32,000,000	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	2030	201	$ 115,000	$ 66,810,000	$ -	$ -	$ -	$ -
T4-G GENERAL URBAN	2029	192	$ 115,000	$ 21,120,000	$ -	$ -	$ -	$ -
T5 URBAN CENTER	2026	207	$ 115,000	$ 26,910,000	$ -	$ -	$ -	$ -
COMMERCIAL	2034	61,000	$ 110	$ 6,044,000	$ -	$ -	$ -	$ -
TOTAL				$ 150,844,000	$ -		$ -	

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	$ 37,002,734	-	$ 37,002,734	-	$ -	-	$ -
El Paso County	14.3%	$ 21,300,300	-	$ 21,300,300	-	$ -	-	$ -
EPCC	4.4%	$ 6,501,535	-	$ 6,501,535	-	$ -	-	$ -
University Medical	7.9%	$ 11,806,701	-	$ 11,806,701	-	$ -	-	$ -
Canutillo I.S.D.	48.1%	$ 72,170,000	-	$ 72,170,000	-	$ -	-	$ -
Other	0.0%	$ -	-	$ -	-	$ -	-	$ -
	100.0%	$ 148,881,731		$ 150,844,000	$ -		$ -	
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 37,002,734	-	$ 37,002,734	-	$ -	-	$ -
El Paso County	0.0%	$ -	-	$ -	-	$ -	-	$ -
EPCC	0.0%	$ -	-	$ -	-	$ -	-	$ -
University Medical	0.0%	$ -	-	$ -	-	$ -	-	$ -
Canutillo I.S.D.	0.0%	$ -	-	$ -	-	$ -	-	$ -
Other	0.0%	$ -	-	$ -	-	$ -	-	$ -
	100.0%	$ 37,002,734		$ 37,002,734		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	-	$ -	-	$ -	-	$ -
El Paso County	18.1%	$ 21,300,300	-	$ 21,300,300	-	$ -	-	$ -
EPCC	5.5%	$ 6,501,535	-	$ 6,501,535	-	$ -	-	$ -
University Medical	10.0%	$ 11,806,701	-	$ 11,806,701	-	$ -	-	$ -
Canutillo I.S.D.	64.4%	$ 72,170,000	-	$ 72,170,000	-	$ -	-	$ -
Other	0.0%	$ -	-	$ -	-	$ -	-	$ -
	100.0%	$ 112,123,537		$ 112,783,264		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

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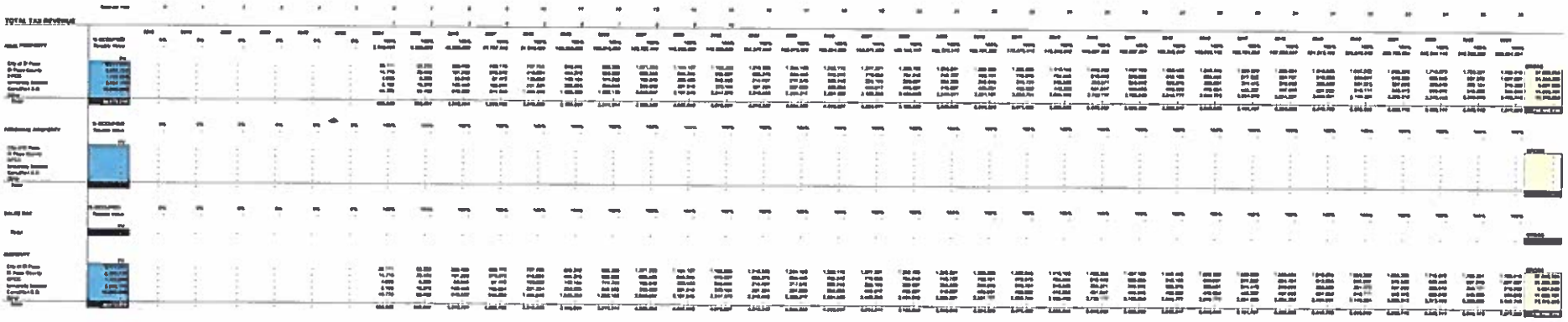
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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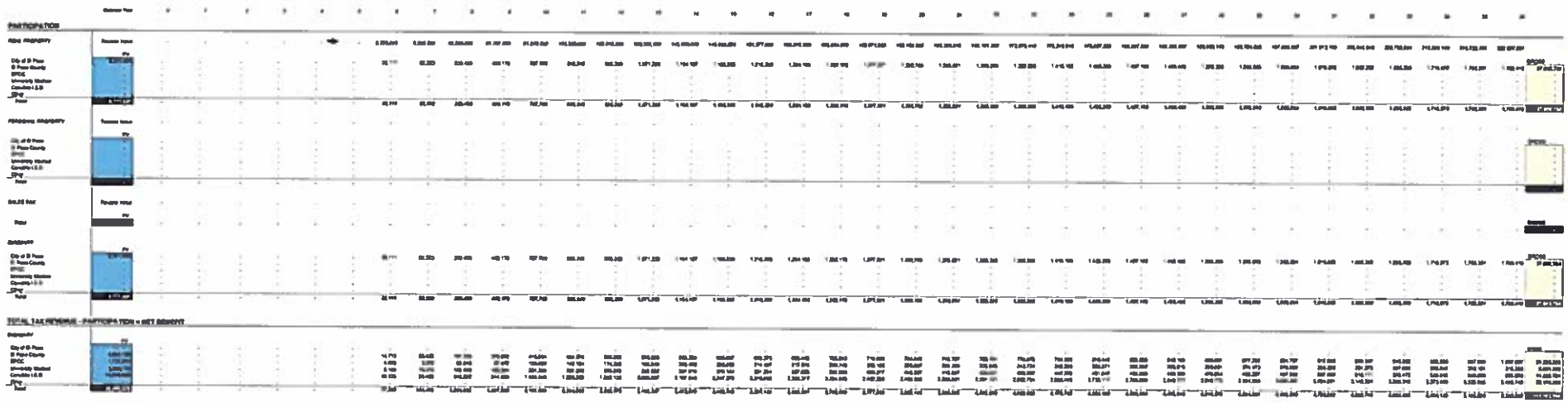
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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35 YEAR - TND 5 : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	[illegible]

DISCOUNT RATE	[illegible]

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	[illegible]	[illegible]	[illegible]
El Paso County	[illegible]	[illegible]	[illegible]
EPCC	[illegible]	[illegible]	[illegible]
University Medical	[illegible]	[illegible]	[illegible]
Canutillo I.S.D.	[illegible]	[illegible]	[illegible]
Other	[illegible]	[illegible]	[illegible]
	[illegible]		[illegible]

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	[illegible]	[illegible]	[illegible]
El Paso County	[illegible]	[illegible]	[illegible]
EPCC	[illegible]	[illegible]	[illegible]
University Medical	[illegible]	[illegible]	[illegible]
Canutillo I.S.D.	[illegible]	[illegible]	[illegible]
Other	[illegible]	[illegible]	[illegible]
	[illegible]		[illegible]

SALES TAX RATE	[illegible]	[illegible]	[illegible]

L-TND 5	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
T3 SUB-URBAN	[illegible]	142	$ [illegible]	$ [illegible]	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	[illegible]	[illegible]	$ [illegible]	$ [illegible]				
T4-O GENERAL URBAN	[illegible]	[illegible]	$ [illegible]	$ [illegible]				
T5 URBAN CENTER	[illegible]	[illegible]	$ [illegible]	$ [illegible]				
COMMERCIAL	[illegible]	[illegible]	$ [illegible]	$ [illegible]				
TOTAL		187,672		$ [illegible]		$ -		$ -

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
El Paso County	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
EPCC	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
University Medical	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
Canutillo I.S.D.	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
Other	[illegible]	$ -	=	$ -	+	$ -	+	$ -
	[illegible]	[illegible]		[illegible]		$ -		$ -
						0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
El Paso County	[illegible]	$ -	=	$ -	+	$ -	+	$ -
EPCC	[illegible]	$ -	=	$ -	+	$ -	+	$ -
University Medical	[illegible]	$ -	=	$ -	+	$ -	+	$ -
Canutillo I.S.D.	[illegible]	$ -	=	$ -	+	$ -	+	$ -
Other	[illegible]	$ -	=	$ -	+	$ -	+	$ -
	[illegible]	[illegible]		[illegible]		$ -		$ -
						0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ -	=	$ -	+	$ -	+	$ -
El Paso County	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
EPCC	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
University Medical	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
Canutillo I.S.D.	[illegible]	$ [illegible]	=	$ [illegible]	+	$ -	+	$ -
Other	[illegible]	$ -	=	$ -	+	$ -	+	$ -
	[illegible]	[illegible]		[illegible]		$ -		$ -
						0.0%		0.0%

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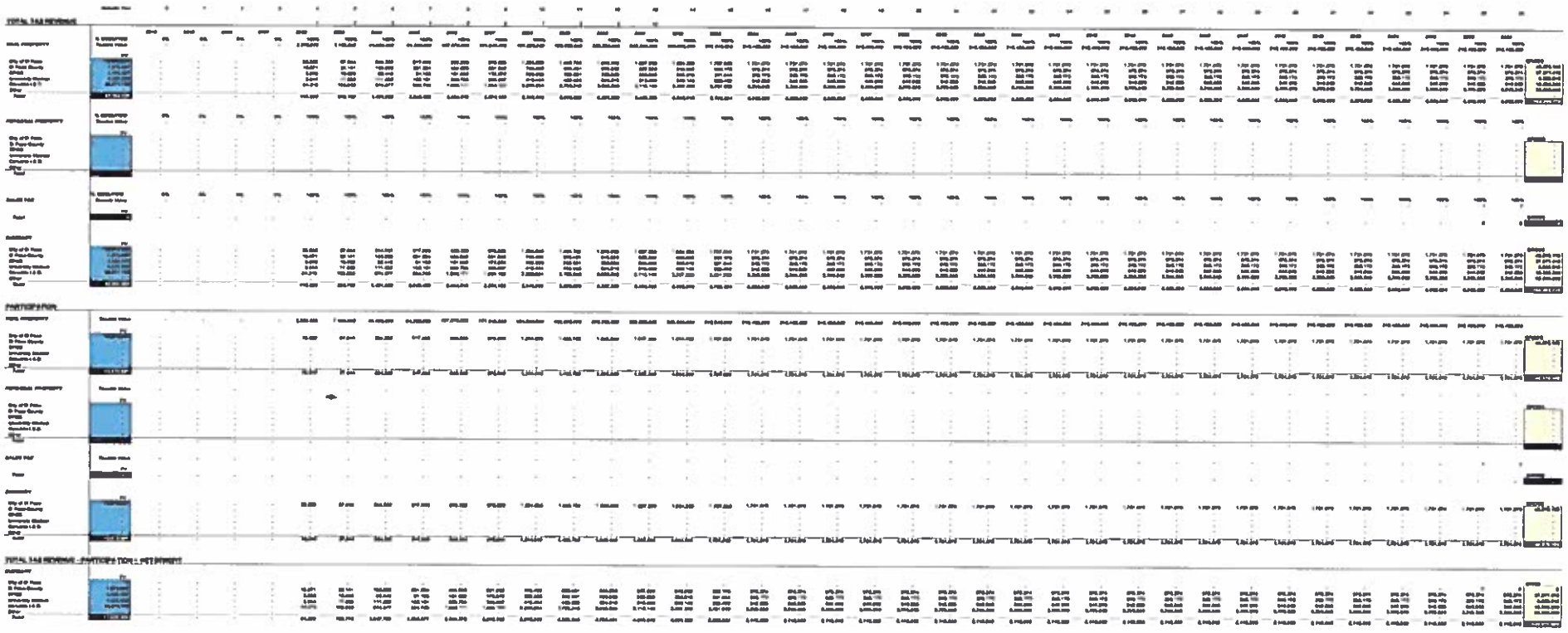
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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35 YEAR - TND 6 : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	2.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.0054300	100.00%	0.0054300
El Paso County	0.4000000	0%	0.0000000
EPCC	0.1410000	0%	0.0000000
University Medical	0.2010100	0%	0.0000000
Canutillo I.S.D.	1.2000000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	2.1710000		0.0054300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.0054300	0%	0.0000000
El Paso County	0.4000000	0%	0.0000000
EPCC	0.1410000	0%	0.0000000
University Medical	0.2010100	0%	0.0000000
Canutillo I.S.D.	1.2000000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	2.1710000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

TND 6	Year	AREA SF	REAL PROPERTY $/SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $/SF	PERSONAL PROPERTY TAX VALUE	SALES $/SF	SALES TAX VALUE
T5 SUB-URBAN	2022	130	$ 200,000	$ 26,000,000	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	2024	340	$ 110,000	$ 37,000,000				
T4-O GENERAL URBAN	2026	200	$ 110,000	$ 22,000,000				
T5 URBAN CENTER	2028	323	$ 110,000	$ 35,530,000				
COMMERCIAL	2030	87,400	$ 110	$ 9,614,000				
TOTAL		88,394		$ 130,004,000		$ -		$ -

► *OUTPUT*

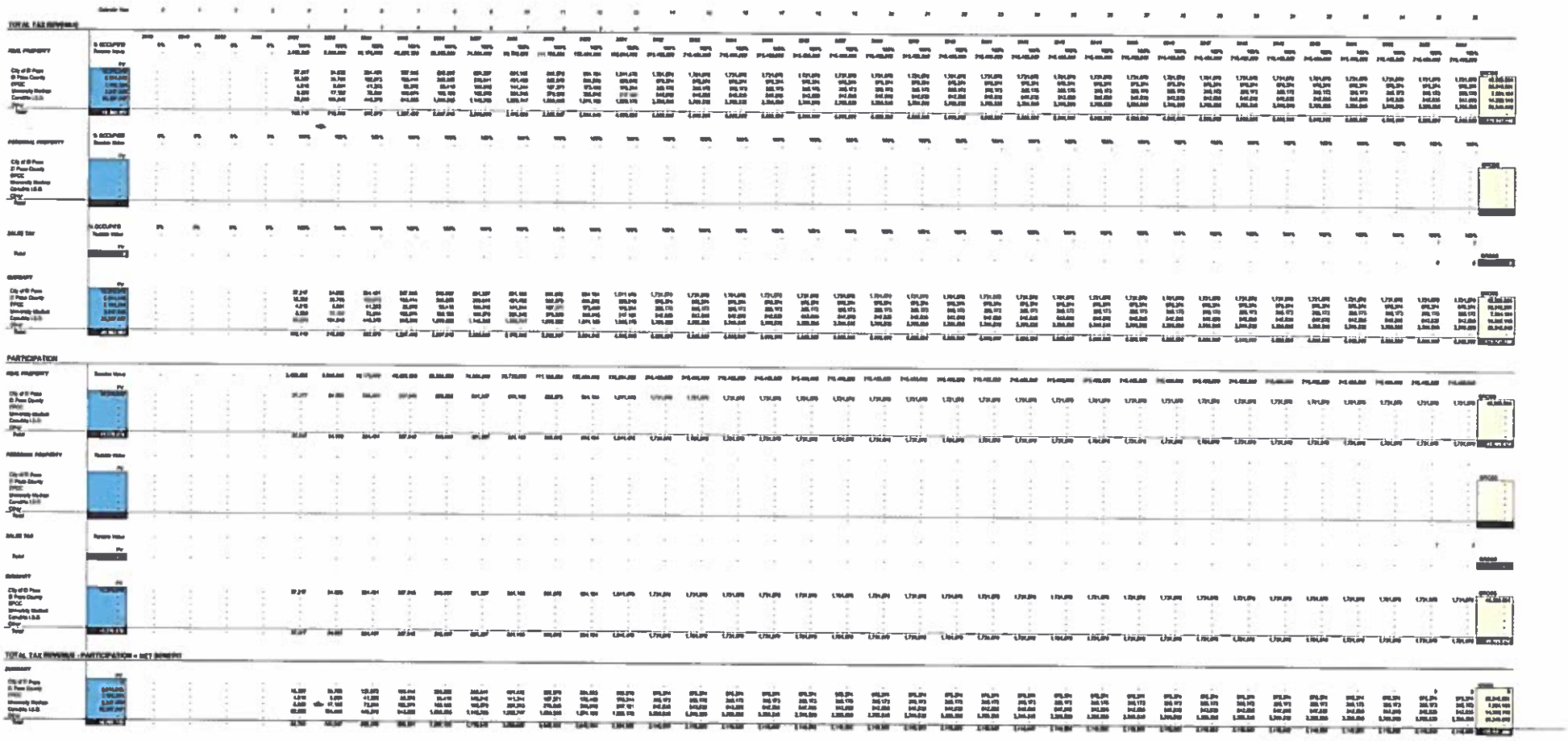
TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	28.7%	$ 37,863,734	=	$ 37,863,734	+	$ -	+	$ -
El Paso County	14.2%	$ 21,386,300	=	$ 21,386,300	+	$ -	+	$ -
EPCC	4.9%	$ 6,001,806	=	$ 6,001,806	+	$ -	+	$ -
University Medical	7.9%	$ 11,006,701	=	$ 11,006,701	+	$ -	+	$ -
Canutillo I.S.D.	45.1%	$ 72,170,000	=	$ 72,170,000	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 112,303,321		$ 130,004,330		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 37,863,734	=	$ 37,863,734	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
Canutillo I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 37,863,734		$ 37,863,734		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	16.1%	$ 21,386,300	=	$ 21,386,300	+	$ -	+	$ -
EPCC	5.0%	$ 6,001,806	=	$ 6,001,806	+	$ -	+	$ -
University Medical	10.0%	$ 11,006,701	=	$ 11,006,701	+	$ -	+	$ -
Canutillo I.S.D.	84.0%	$ 72,170,000	=	$ 72,170,000	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 112,123,334		$ 110,565,334		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



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35 YEAR - SD 7 : INPUT & OUTPUT

► *INPUT*

INFLATION RATE	[illegible]
DISCOUNT RATE	[illegible]

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	[illegible]	[illegible]	[illegible]
El Paso County	[illegible]	[illegible]	[illegible]
EPCC	[illegible]	[illegible]	[illegible]
University Medical	[illegible]	[illegible]	[illegible]
Canutillo I.S.D.	[illegible]	[illegible]	[illegible]
Other	[illegible]	[illegible]	[illegible]
	[illegible]		[illegible]

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	[illegible]	[illegible]	[illegible]
El Paso County	[illegible]	[illegible]	[illegible]
EPCC	[illegible]	[illegible]	[illegible]
University Medical	[illegible]	[illegible]	[illegible]
Canutillo I.S.D.	[illegible]	[illegible]	[illegible]
Other	[illegible]	[illegible]	[illegible]
	[illegible]		[illegible]

SALES TAX RATE	[illegible]	[illegible]	[illegible]

SD 7 (NORTHWEST PARK)	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
T3 SUB-URBAN	[illegible]	-	$ -	$ -	$ -	$ -	$ -	$ -
T4 GENERAL URBAN	[illegible]	-	$ -					
T4-O GENERAL URBAN	[illegible]	-	$ -					
T5 URBAN CENTER	[illegible]	-	$ -					
COMMERCIAL	[illegible]	[illegible]	$ [illegible]	$ [illegible]				
TOTAL				$ [illegible]		$ -		$ -

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
El Paso County	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
EPCC	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
University Medical	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
Canutillo I.S.D.	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
Other	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
	[illegible]	[illegible]	[illegible]	$ [illegible]		$ -		$ -
			[illegible]		[illegible]		[illegible]	

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
El Paso County	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
EPCC	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
University Medical	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
Canutillo I.S.D.	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
Other	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
	[illegible]	$ [illegible]		$ [illegible]		$ -		$ -
			[illegible]		[illegible]		[illegible]	

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
El Paso County	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
EPCC	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
University Medical	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
Canutillo I.S.D.	[illegible]	$ [illegible]	[illegible]	$ [illegible]	[illegible]	$ -	[illegible]	$ -
Other	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -	[illegible]	$ -
	[illegible]	$ [illegible]		$ [illegible]		$ -		$ -
			[illegible]		[illegible]		[illegible]	

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

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Financial Feasibility Analysis

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

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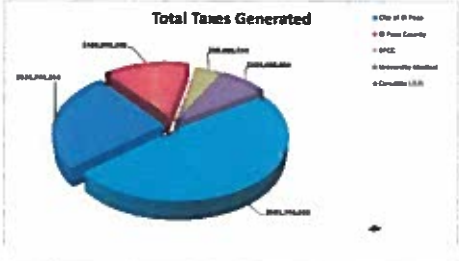
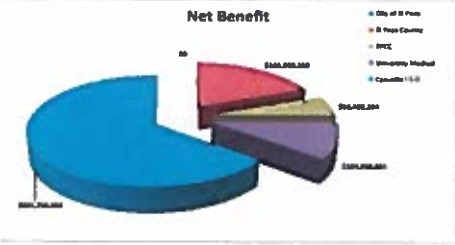
Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	$331,741,316	$331,741,316	$0
El Paso County	$108,830,300	$0	$108,830,300
EPCC	$48,463,224	$0	$48,463,224
University Medical	$104,036,964	$0	$104,036,964
Canutillo I.S.D.	$631,746,852	$0	$631,746,852
Total	$1,317,820,254	$331,741,316	$981,178,839





Financial Feasibility Analysis

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

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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	$ -	

Proposed Tax Increment Reinvestment Zone #12

City of El Paso, Texas

MAY 2018

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PURPOSE

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

PURPOSE

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TIRZ OVERVIEW

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

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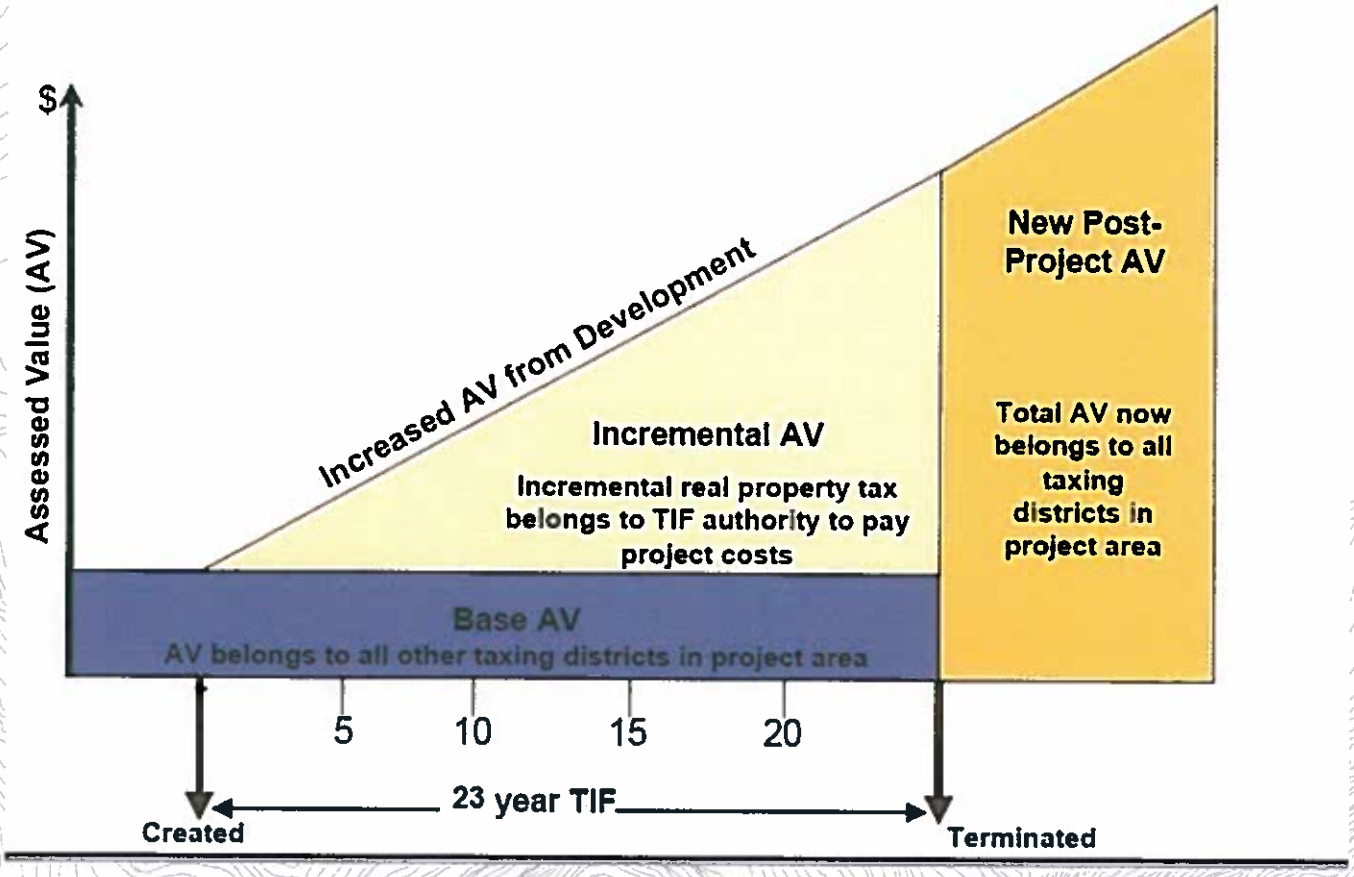
TIRZ OVERVIEW

Tax Increment Reinvestment Zones (TIRZ)

TIF Assessed Value (AV) Over Project Life



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

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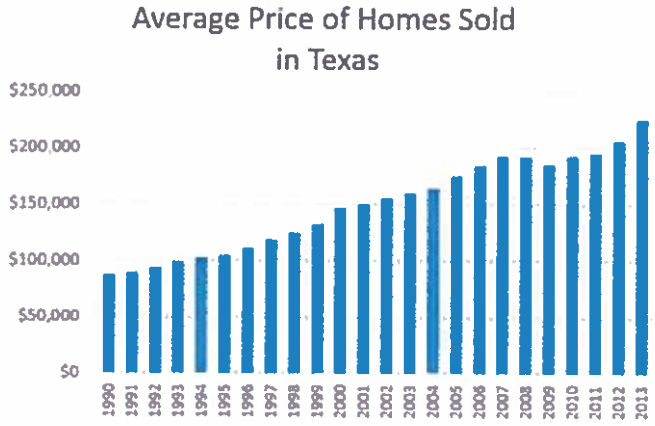
TIRZ REVENUES

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



Source: Real Estate Center at Texas A&M University

TIRZ OVERVIEW

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TIRZ CREATION

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

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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.

PROPOSED TIRZ #12

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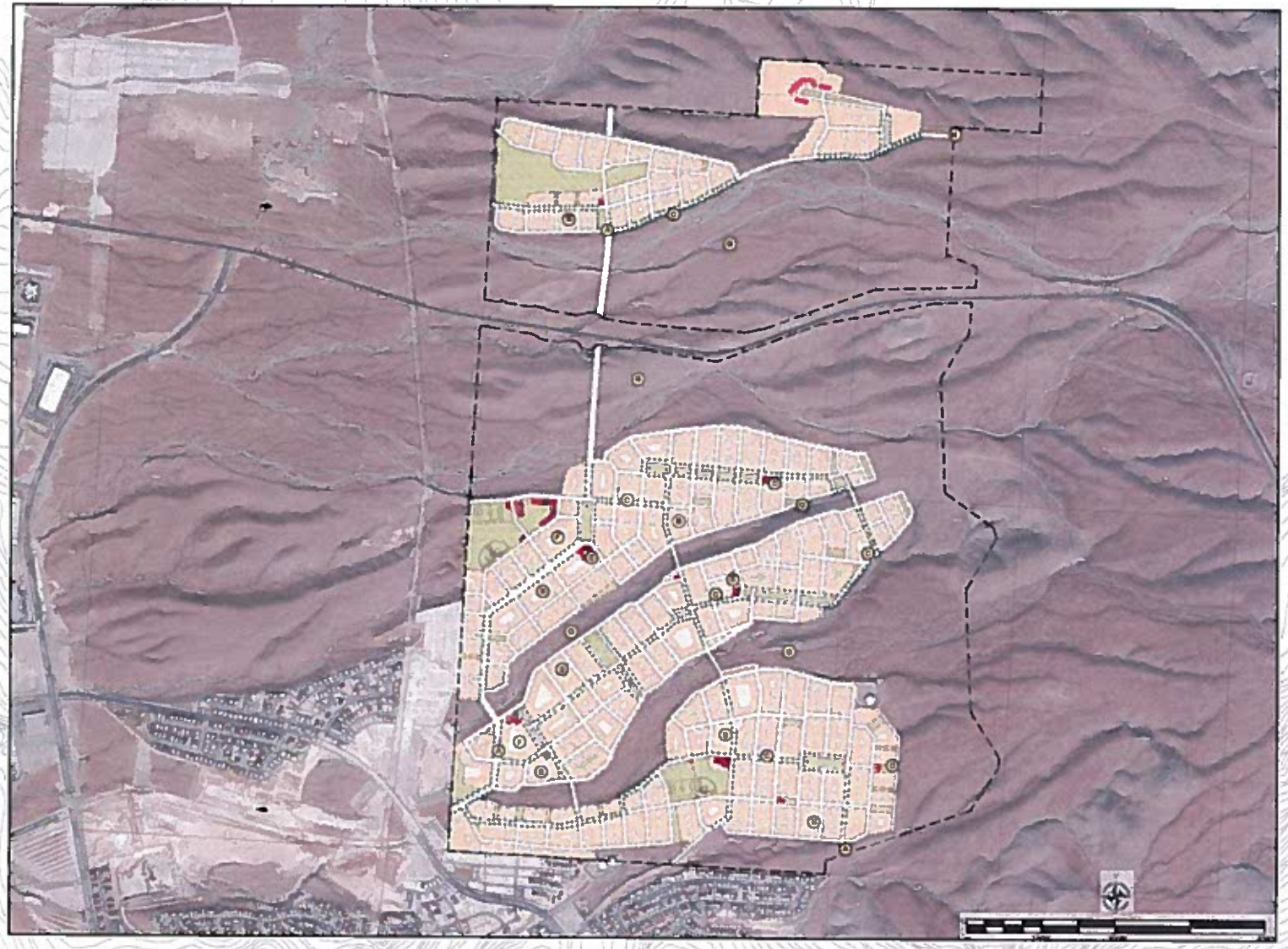
PROPOSED TIRZ #12

TIRZ #12 – Proposed Development



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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	590	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	612	2024	2026	$110,000	$67,320,000
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	$155,854,000
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	106,000	2032	2034	$110	$11,660,000
				$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

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PROPOSED TIRZ #12

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 Develompent 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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NEXT STEPS

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

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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.