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

DEPARTMENT: Economic and International Development

AGENDA DATE: Introduction: September 18, 2018

Public Hearing: October 2, 2018

CONTACT PERSON: Elizabeth K. Triggs, (915) 212-1619

TriggsEK@elpasotexas.gov

DISTRICT(S) AFFECTED: 4

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 Thirteen, 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 Thirteen in the Northeast area of town. The purpose of the Zone is to encourage planned, contiguous residential and commercial development in Northeast El Paso that will ultimately yield additional tax revenue to all taxing jurisdictions, as well as support existing retail, entertainment and public transit developments including the former Cohen Stadium site and the former Northgate Mall site, also known as Metro 31.

The Zone will additionally serve as a funding mechanism for the design and construction of a connection for Sean Haggerty from Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. Construction should include pedestrian and vehicular access to create a safer and more sustainable community. It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, as well as spur new economic activity to further support a high quality of life for Northeast area residents.

Finally, the unique location of the Zone near the Franklin Mountain State Park offers an opportunity to provide funding for wayfinding and development and maintenance of new trails and trailheads to integrate open space amenities with nearby existing and future development.

PRIOR COUNCIL ACTION:

N/A

AMOUNT AND SOURCE OF FUNDING:

Incremental property tax values derived from the Tax Increment Zone No. 13 will be used to fund project costs identified in the Final Project and Financing Plan, once adopted. The City's contribution to the TIRZ fund will be adopted with the Final Project and Financing Plan.

BOARD/COMMISSION ACTION:

This item was presented to the Open Space Advisory Board on September 12, 2018; feedback received during that meeting has been incorporated into the Preliminary Project and Financing Plan as it relates to the preservation, acquisition and maintenance of open space within the Zone.

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

DEPARTMENT HEAD:

essica 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 THIRTEEN, 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 Thirteen, 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 September 24, 2018, which date is before the seventh (7th) day before the public hearing held on October 2, 2018; and

WHEREAS, at the public hearing on October 2, 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 October 2, 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 October 2, 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 Thirteen, 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.

Pursuant to Section 311.012(c) of the Texas Tax Code, as amended, the tax increment base of the City, or any other taxing unit participating in the Zone, for the Zone is the total appraised value of all real property taxable by the Town or other taxing unit participating in the Zone, and located in the Zone, determined as of January 1, 2018, the year in which the Zone was designated as a reinvestment zone (the "Tax Increment Base"). 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.

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 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 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 September 2018.
	CITY OF EL PASO
ATTEST:	Dee Margo, Mayor
Laura Prine City Clerk	
APPROVED AS TO FORM:	APPROVED AS TO CONTENT:
Roberta Brito Assistant City Attorney	Jessica Herrera Director Economic

EXHIBIT A BOUNDARY DESCRIPTION

North Tract:

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

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

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

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

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

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

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

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

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

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

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

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

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

West to the western ROW boundary of Martin Luther King Jr. Boulevard to the point it meets Property ID 334854, thence

West along the southern boundary of Property ID 334854 to the point it meets the northern boundary of Property ID 157540, thence

North approximately 350 feet, thence

West approximately 1,300 feet to the point it meets the EPNG Pipeline Road, thence

North along said road approximately 1,300 feet, thence

West approximately 300 feet, thence

Continuing north bisecting Property ID 33854 to the point it meets the southern boundary of Property ID 172653, thence

Continuing north bisecting Property ID 172635, thence east approximately 2,700 feet, north approximately 500 feet, then west approximately 2,700 feet, excluding from the boundaries the Roundhouse trailhead and the access road to the Roundhouse trail, providing an approximately 250 feet buffer on either side, thence

Continuing north through Property ID 172635, thence

Northeast providing for an approximately 100-foot buffer around Goon's Loop, thence

Continuing north to the southern boundary of Property ID 291053, thence

Continuing north, bisecting Property ID 291053 for approximately 1,000 feet, thence

East to the point it meets Property ID 268070, thence

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

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

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

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

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

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

South Tract:

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

East along the northern boundary then south along the northeast boundary then south along the eastern boundary to the point it meets the southern boundary, thence

South along the southern boundary of Property ID 336577 to the point it meets the northern boundary of Property ID 154771, thence

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

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

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

South along the western ROW boundary of Dyer Street to the point

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

West along the southern boundary of Property ID 266123, thence

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

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

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

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

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

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

West to the northeast corner of Property ID 55846, thence

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

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

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

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

Save and Except, Tract 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Save and Except, Tract 2:

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

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

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

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

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

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

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

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

EXHIBIT B BOUNDARY MAP

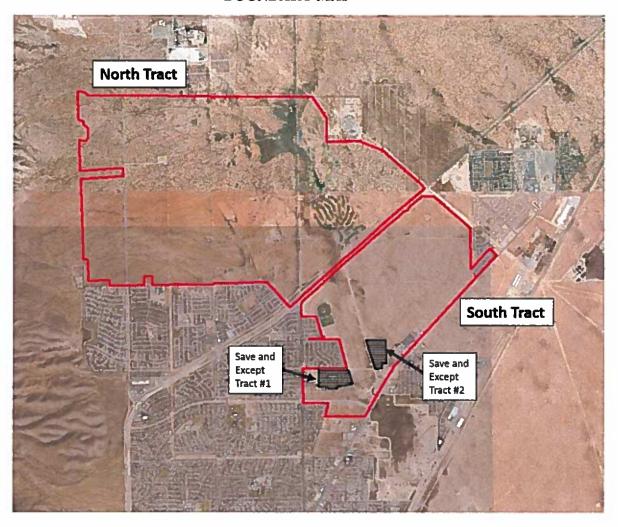


EXHIBIT C PRELIMINARY PROJECT PLAN AND FINANCE PLAN

18-1007-2279 | Document # | TIRZ 13 Creation Ordinance | rab ORDINANCE NO.

Tax Increment Reinvestment Zone #13 City of El Paso, Texas





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 billingual 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 #13, City of El Paso

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

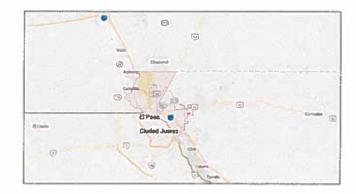
TIRZ #13 will specifically serve as a funding mechanism for the design and construction of a connection for Sean Haggerty from Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The proposed construction includes pedestrian and vehicular access to create a safer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

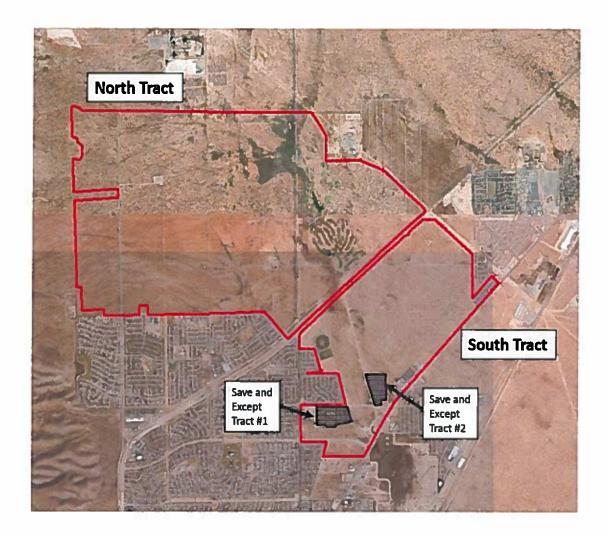
It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, as well as spur new economic attivity to further support a high quality of life for the area.

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

The project and financing plan outlines the funding of \$222,208,084 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.





Boundary Description

El Paso TiRZ #13 is located in the northern portion of the City of El Paso encompassing approximately 6,879 acres.

- TIRZ Boundary



Legal Description

North Tract:

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

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

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

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

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

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

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

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

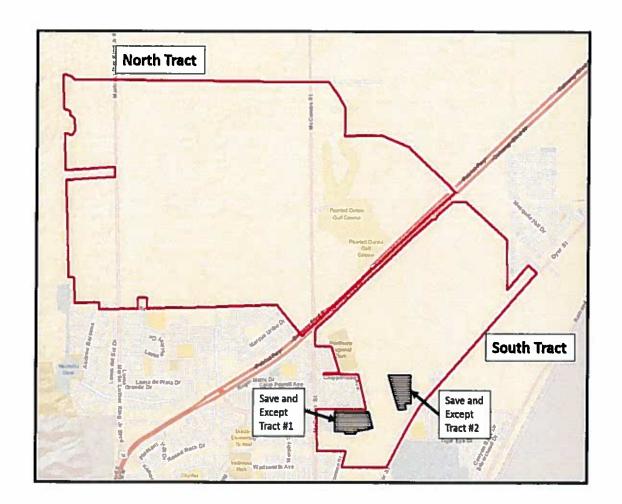
Southwest along the northern ROW boundary for Gateway Boulevard to the point it meets the southern corner of Property ID 170635, thence

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

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

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

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





West to the western ROW boundary of Martin Luther King Jr. Boulevard to the point it meets Property ID 334854, thence

West along the southern boundary of Property ID 334854 to the point it meets the northern boundary of Property ID 157540, thence

North approximately 350 feet, thence

West approximately 1,300 feet to the point it meets the EPNG Pipeline Road, thence

North along said road approximately 1,300 feet, thence

West approximately 300 feet, thence

Continuing north bisecting Property ID 33854 to the point it meets the southern boundary of Property ID 172653, thence

Continuing north bisecting Property ID 172635, thence east approximately 2,700 feet, north approximately 500 feet, then west approximately 2,700 feet, excluding from the boundaries the Roundhouse trailhead and the access road to the Roundhouse trail, providing an approximately 250 feet buffer on either side, thence

Continuing north through Property ID 172635, thence

Northeast providing for an approximately 100-foot buffer around Goon's Loop, thence

Continuing north to the southern boundary of Property ID 291053, thence

Continuing north, bisecting Property ID 291053 for approximately 1,000 feet, thence

East to the point It meets Property ID 268070, thence

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

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

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

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

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

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

outh Tract:

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

East along the northern boundary then south along the northeast boundary then south along the eastern boundary to the point it meets the southern boundary, thence

South along the southern boundary of Property ID 336577 to the point it meets the northern boundary of Property ID 154771, thence

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

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

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

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

West along the southern boundary of Property ID 266123, thence

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

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

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

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

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

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

West to the northeast corner of Property ID 55846, thence



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

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

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

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

Save and Except, Tract 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Save and Except, Tract 2:

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

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

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

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

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

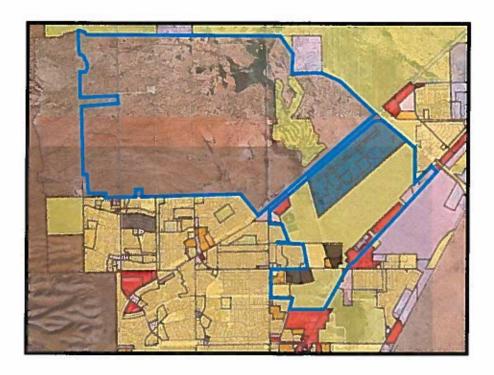
West along the norther ROW boundary of Sean Haggerty Drive to the point it meets the eastern ROW boundary of Stonebridge Drive, thence

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

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



Current Conditions



Land Use

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

Method of Relocating Persons to be Displaced

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

Zoning

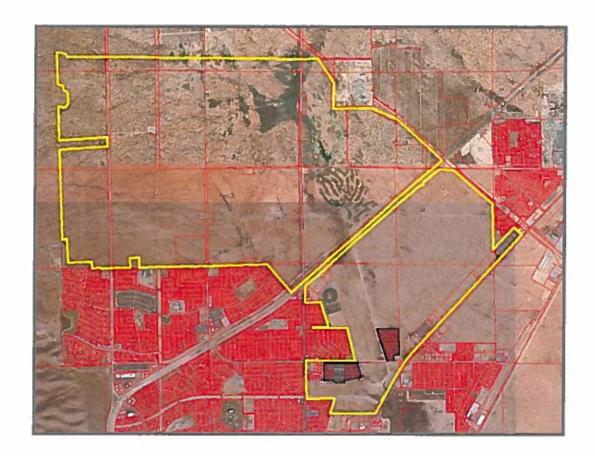
The majority of the property within the north tract of the TIRZ is zoned G-MU, general mixed use, with a master zoning plan in place. The golf course is zoned R-F: Ranch & Farm District (yellow green).

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

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



Current Conditions



Current Ownership Information

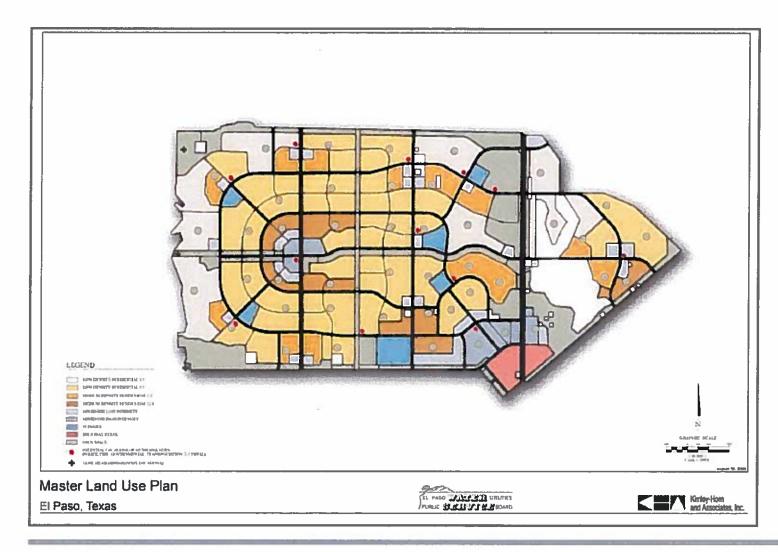
There are currently 100 parcels within Tax Increment Reinvestment Zone #13, with various owners. Some parcels are only partially within the TIRZ boundaires.

For further details of the parcels included within the TIRZ see Exhibit A. $\,$

The 2017 estimated base taxable value is \$49,757,954.



Proposed Development



The proposed TIRZ #13 development is expected to facilitate the construction of a large scale mixed-use development including both residential and commercial development at varying levels of density.



Project Costs

Project Costs of the Zone

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

TIRZ #13

Proposed Project Costs	122		
Water Facilities and Improvements	S	16,665,606	7.5%
Sanitary Sewer Facilities and Improvements	\$	22,220,808	10.0%
Storm Water Facilities and Improvements	\$	22,220,808	10.0%
Transit/Parking Improvements	\$	33,331,213	15.0%
Street and Intersection Improvements* *Including but not limited to the Sean Hoggerty Extension - Estimated at \$25,000,000	, s	55,552,021	25.0%
Open Space, Park and Recreation Facilities and Improvements	5	44,441,617	20.0%
Economic Develompent Grants	\$	22,220,808	10.0%
Administrative Costs	5	5,555,202	2.5%
	5	222,208,084	100.0%

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

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

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

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
- (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
- (C) real property assembly costs:
- (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
- (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
- (F) relocation costs;
- (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone:
- (H) Interest before and during construction and for one year after completion of construction, whether or not capitalized:
- (I) the cost of operating the reinvestment zone and project facilities:
- (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
- (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
- (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.



Anticipated Development

Anticipated Development

The proposed TIRZ #13 development is 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.

	Units	Square Feet	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value
LOW DENSITY RESIDENTIAL 3,5			11/57/52 5		
RESIDENTIAL	2.690		2050	\$400,000	\$1,076,000,000
					\$1,076,000,000
LOW DENSITY RESIDENTIAL 5.5					
RESIDENTIAL	9,518		2050	\$200,000	\$1,903,600,000
					\$1,903,600,000
MEDIUM DENSITY RESIDENTIAL 7.2					
RESIDENTIAL	3,139		2050	\$235,000	\$737,665,000
					\$737,665,000
MEDIUM DENSITY RESIDENTIAL 12.0					
RESIDENTIAL	3,840		2050	\$150,000	\$576,000,000
			(a)		\$576,000,000
MIXED USE LOW INTENSITY					
COMMERCIAL		3,397,700	2050	\$100	\$339,770,000
					\$339,770,000
MIXED USE HIGH INTENSITY					
COMMERCIAL		3,110,100	2050	\$150	\$466,515,000
					\$466,515,000
REGIONAL RETAIL					
COMMERCIAL		2,430,600	2050	\$175	\$425,355,000
			<u> </u>		\$425,365,000
Total	19,187	8,938,400			\$6,524,905,000

Output @ Year

2054

GROSS

222,208,084



Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 25% of its real property increment.

Debt Service

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

Economic Feasibility Study

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

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

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

Real Property Tax		YEARS 20	020-2052
City of El Paso	0.80343000	25,00%	0.2008575
Et Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3,17970600		0.2008575

Personal Property Tax		Partic	ipation
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1,53000000	0%	0,0000000
Other	0.00000000	0%	0.0000000
	3.17970600		0.0000000

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

Сіту НОТ	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000



35 YEAR LDR3.5 : INPUT & OUTPUT

▶ INPUT	
► (MP1/)	

MPLATION RATE	2,00%
DISCOUNT RATE	4,00%

REAL PROPERTY TAX		PARTICIPATION	
City of (3) Page	0.80343000	38.80%	0.3000673
(I) Pase County	0.41300400	0.00%	0,0000000
BPCC .	0.14143000	0.00%	4,0000000
University Medical	0.29194309	0.00%	0.0000000
E Pena LS.D.	1,53000000	0.00%	0.00
Other	0.0000000	8,90%	0.2000000
	1.17970000		0.2000670

PERSONAL PROPERTY TAX	PARTICIPATION				
City of III Pass	0.00343000	15	0.000000		
El Pana County	0,40300400	ii	6,000000		
grec	8.14163000	15	0.000000		
University Medical	0.25134300	- 15	1.00000		
III Pass LS.C.	1,83000000		8,800000		
Other	1,0000000	tente (K. sere)	0.000000		
	3,1797mbm		3.000000		

——————————————————————————————————————		
Sales Tax Rate	0.03000000 0.00%	0.0000000

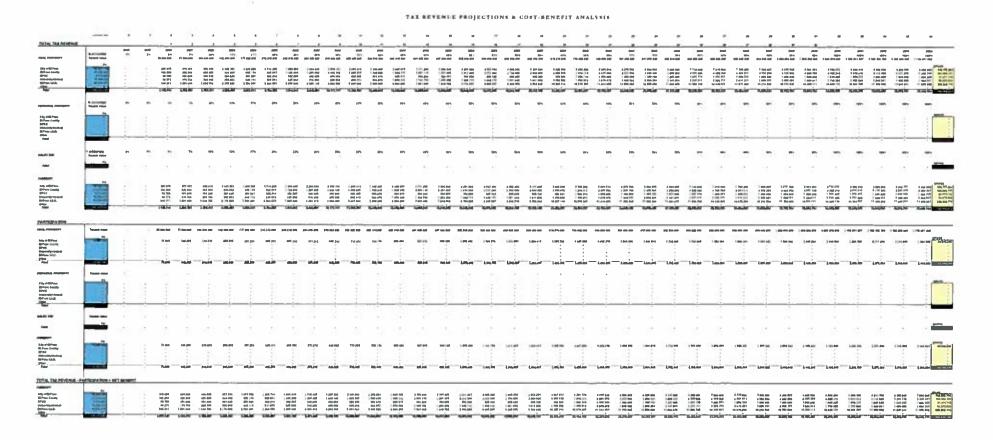
LOW DENSITY RESIDENTIAL 15	Total	UNITS/SF	FEAL PROPERTY SIGH TAX VALUE	S S TAX VALUE	1 BF TAX WALLE
RESIDENTIAL	3000	2,600	\$ 400,000,00 \$ 1,070,000,000	- 1	1 1

> OUTPUT

TOTAL YAR REVENIR			TOTAL		REAL	PRO	PERTY	PERSO	HAL PROPE	RIT	-	- SALES -	WW.770
City of El Pose	26,76	I	170,170,304			8	178,176,294		- 6	-	•	11	
# Page County	14.2%	1	100,304.131			ī	100,304,131	•	1	+		19	
ercc	4.0%	1	31,413,116	_ :		1	31,411,110	+	1	196	•	9	- 4
University Medical	7.1%	11	86,673,800			TT.	99,973,946	+	1	- 7		- 15	
El Paso LS.O.	48.1%	8	330,300,710		,	1	339,309,716		. 1		·	\$	
Öther	8.8%	18.	- 4			1		. •	18		•	13	
	740.0%					8	766,164,467		\$_			4	1.6
			1981,676	•			100.6%			8.8%	•		4.00

TOTAL PARTIERA MOR	107 (1913)	65	TOTAL		1	PERTY	PERSO	HAL PHOPE	NTY		ŞALEB	
City of El Pasa	100.0%	0	44,544,240		11	44,544,340	+	1	1.0		1	-
ži Pasa County	1.04	1			10	75.48.55	+	11		+	18	
BPCC	8.0%	18			70	10.00	+	1		-	11	
University Medical	4.0%	8			11		•	1			1	
Ofme LLD.	8.6%	8		-	11		•	\$		+	1	-
Other	8.8%	1		=	18	7.00	*	1			1	
	59E.6%	1	44144249		1	44,344,340		\$			1	
		_	NATION.			700 0%			8.8%			4.00

HET HEMENT	SWINSON, J	-	TOTAL	ASA	. PW	OPERITY.	PERSON	U.PROP	ERTY	STORY BATTLE	SALES	A COLUMN
City of El Pase	20.2%		120,610,740		18	133,632,740	*	1	•	•	\$	-
El Paso County	ILIN	1	160,304.131		11	100,394,121	+	11	- 1	•	- 15	-
EPCC	47%	3	21,411,110		. [8	31,411,118	•	8		•	-	_
University Medical	1.3%	1	94.873.800		18	16,572,566	•	18		+	1	-
El Paso I.S.D.	\$6.4%		336,366,716	=	18	330,300,716	•	\$		+	ī	
Other	6.0%	8	Underland .		1	-	•	8	1	•	1	
	IRA	11	146 120 293		TI	600,620,309		8			11	
			160.0%			100.0%		_	1.65			4.80





35 YEAR - LDR5.5: INPUT & OUTPUT

▶ INPUT

SIPLATION RATE	2,001
DESCOUNT RATE	E.007

REAL PROPERTY TAX	PARTICIPATION				
City of El Pake	0.00343000	31.003	4.3000671		
El Peas County	8,45269480	8.00%	0.0000000		
EPCC .	0.141 (3000)	8,80%	0.0000000		
University Medical	8.26194300	\$10% ····	A.monocoo		
El Pase LS.D.	1,0300000	6,30%	0,0000000		
Cither	0.0000000	8,00%	0.0000000		
	2.17970400		0.2900076		

PERSONAL PROPERTY TAX						
City of El Paso	0.30343000	62	8.8000000			
El Paso County	0.48209400	-6.	E.0000000			
(PCC	£14163800	85	8.8000000			
University Medical	6,26194300	10,	B.8000000			
El Paso LS.D.	1.63000006	- 85	8,8000000			
Other	6,80000000	9%	B.8000000			
	3,17979600		8,8000000			

Raine Tax Rate	6,02000000	8,80%	0.0000000
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LOW DENSITY RESIDENTIAL &&	bearing of	AREA	100000	OCCUPANTY.	PERSONAL PROPERTY		ALES TAX VALUE		
100	Test		\$2.0P	TAXVALUE	178P	TAX VALUE	\$/85	TAX VALUE	
RESCRIPTIVE	3050	3,816	\$ 300,000.00 \$	1,965,606,600	1	1 .			

707AL 1,901,600,988

► OUTPUT

TOTAL TAX REVENUE	TOTAL TAX REVENUE		Surface REAL	PROPERTY	PERMIT	HAL PROPE	REY	EALES .		
City of El Pase	26.2%	3 316,220,936		8 818,229,936	+	8	-	+		
S Page County	F4.2%	1 177,011,772	-	8 177,811,772	•	3		*	1	
BPCC	4.0%	1 56,576,211	=	1 66,676,819		18	10.4	*	1	
University Medical	7.0%	3 10,344,323	=	\$ 96,848,323	*	8		+	1	
El Paso LS.D.	44.1%	\$ 000,390,311		1 401,291,311	+	1.6	-	+	i	
Other	4.0%	\$ -		1	.*	- 8		*	\$	
•	100.0%	1 247 639 161		8 1,347,636,161		11			8	
		100.0%		100 Pk			4.0%			460

TOTAL PARTICIPATION			1014	HEAL.	NOPESTY.		PERSON	L PRO	PER IT		- \$44.0	principal and principal
City of El Pseo	10LFx	8	78,600,234		8 78,800,2	24	+	18		+	18	
El Pase County	0.0%	\$	+		8	-	•	11		*	- 8	
EPCC	6.65	8	-		\$		•	1	245	+	. 3	<u> </u>
(Introcetty Modical	0.0%	8			8 .		+	8		•	- 8	-
El Paso LS.D.	LOS.	1			8		. •	19	100	+	1	
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	100.0%	\$	74 805 234		\$ 79,306,2	34		I.S.	•		I.	
		_	500.FX		100	23			1.6%			LD

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City of El Paso	20.2%	1 236.4	19,792	-	- 18	234,418,702	+	18	2.0	+	11	
El Pasa Causty	16.2%	1 177.4	11,772		1 6	177,611,772	+	8			1	
EPCC	4.8%	1 44,1	76,218		- (1	66,679,819	+	- 16	-	+	11	-
University Medical	8.9%	1 10,1	44,323		18	10,040,323	+	- 16	•	+	1	
Ø Pase LA.D.	\$1.66	1 690.3	100,311		11	800,284,311	+	\$		+	1	
Other	8.8%				-jr		+	8	-		18	
 	100.0%	\$ 1,169 7	32 52F		1	1,169,732,927		15			[3	

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

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Maryl - PAP	TICIPATION ==	(100-lin																																				
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35 YEAR - MDR7.2: INPUT & OUTPUT

► INPUT

OF LANCH RATE	E.M.S.
THE PERSON NAMED IN COLUMN 1	, tree
DISCOUNT RATE	tornia torni

REAL PROPERTY FAX		PARTIC	PATION
City of El Prov	8.863c3666	21.00%	0.2000671
El Pasa County	0.05200000	— Un —	6,0000000
(PCC	4.10162000	- LIVIS -	8.000000
University filted and	0.25194300	- 185	6,0000000
(DPase LLD.	1,63000000	8.00%	8.0000004
Other	0,0000000	1.095	4.000000
	2.171710000		4.3060570

PERSONAL PROPERTY TAX	1	PARTICIPA	ATRON
City of El Pass	1,00343000	- 63	0,000000
El Paso County	1.45253400	- 6-	0.0000000
EPCC .	9.56163000		0.0000000
University Medical	0.26194300		6,000000
© Pare LLD.	1,63000000	- 15	i. Attention
Other	0,00000000	- PL	1,00000
	3.17970000		1. District

Sales Tax Rata	1,6200000	4.00%	9,5000000

MEDIUM DENSITY RESIDENTIAL	7.1	AREA	BEAL PRO	STEATY	PERSONA	L PROPERTY		101
	Test	· · ·	1/10	SMANUE	\$25F	SAEVALUE	\$199	DAYMEN
RESIDENTIAL	3666	3.590 \$	221,000.00 S	737,045,000 15	- 43	1 -		

▶ OUTPUT

COTAL IAN REVENUE		1012	EA.	HOPERT)	PERSON	AL PROPERTY		ME
City of 81 Page	21.7%	8 122,191,434	-	£ 123,101,434		\$	· •	E (-9)
21 Proc County	14.2%	\$ 01.234,A20		\$ 64,036,429		\$ -		1
EPCC	486	1 21,834,274		\$ 21,834,275	•	1 -	•	1 -
University Medical	7.8%	\$ 36,364,764		\$ 30,304,714		\$	•	\$
E) Paso (.S.D.	48 1%	1 232,047,361		1 202,017,263	•	1	•	1
Other	8.6%	1	- 4		٠	8		11
	201.0%	4634 8 148		463,434,144		1 0000	1	1 114
		M6.25		100.6%	•	4179	ī .	EPA

OTAL PARTICIPATION		TOTAL ==	100	L PROP		PERSO	ual Pro	361		SALES -	
City of El Pasa	108.8%	8 10.517,000	-	0	10,517,660	+	- (8		+	- 6	
El Pass County	i i i i		-	1			_	10.00	•	- 1	
erac	LIN.	1 - 0.0	-		1875	*	F		,	1	
University Medical	44%	1		8	18.0	+	1	- 1			+
CI Pana LS.D.	LD	2.6		1		•	1			1	0.4
Citari	15%			18		+	11	- 4	+	11	1.0
	102.0%	\$ 33.537.65		Ŧ	\$6,517,664		á			1	1.4
		100.00	-		466.05	,		6.6%			0.65

HET BEHEFFF		ľ	101/4	123		18.5	PERSON	AL PILO	75 T		3413	
City of El Proce	20.2%	1	81,813,548	•		91,613,566	9	-			[1	100
& Pass County	18.2%	1	80,434,438		11	66,626,620	9		4	•	11	1.00
EPCC	47%	1	21,834,278	•	0	21,534,278	·	0		•	18	100
University Hedical	EPS	1	31,361,764			30,364,794	•	- 0	- 10	•	1	
Zi Pain LLD.	3104	F	\$32,617,283		10	212,617,263	•	10		•	1	10.00
Other	116]1	7.0		1		•	16				
	101.7%	[1]	425 121 514		E	463,894,390		ŧ_			3	110

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

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-	h	-	-	M 104 PM		4=-		m11000 000	ME DERIVE	risarres	*******	-	200 To	m? mumt	PL 400-00	~~~		-		**4#H BO (-177								E7 46 44	M11888 FM			240 F 100 And	The state is an	7900	400	des des di
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	COLUMN TOWN			-		-	n)n	Pe	#5	and the	***	Pt	Ite	-	ets.	-	- 5	tes	in.	105	m	-		-	ha	PPA.	704	100	-	-	-	m		HPs.	-	-	- 0.0	
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- 1			-	*	~	•	HPs	*7%	-	pr.	part.	84	=-	10%	mil's.	•	-	60%	***	-	Sin.	77	_		Time	-	Pers	-	177	7	-	7	-	1075	***	1075	Hills	-
	Constant Con			HAT SET 111 SEL 101 PER 11 ORD 110 ORD 110 ORD		om out on too on Po vacon out Par à aut in	100 M		170.jah m1-0 m1-0 tm-0 Limen 444.jan		100 m 100 m 100 m	FACTOR STATES	1750 1750 1750	17000	120 mm	140	3 PAR STY GAS PAR GRO MA GO MA G. PEL GOT MANAGEME	1 10 10 10 10 10 10 10 10 10 10 10 10 10	1 of the Part of Districts Children	S January 1 57% Ind 1 57% Ind 1 58%	Manual Transport	170 41.003 100.000 1474.000		a min dari i bida min i pina min i pina min i pina min i pina min	A Joseph Land Art Parket Land Land Land Land Land Land Land Land	4 (m) tips 2 Ed 140 705 307 4 4 71 708 5 4 5 6 6 6 6 7	Lating Lating I at and Could Int	47 70, WA 2 147 006 1 107 140 1 107 140 1 107 140 1 107 140		Long Chi	LOT OF LOCAL MARIE MARIEN	1 071,000 1 000,770 1 000,300 1 779, 000 10,000,000	1 100 100 1 100 100 1 100 100 1 100 100 1 170 100	tombre on pri	Logisti Logisti Johann Johann Johann Johann Johann Johann Johann	100	4.00 to 100 to 100 to 100 to 100 to	Con to
	h-market	- 3:	Ph.	10170				170 170 170	HE PER PER					100 mm		PER IN				Direct Direct Articles (INC.)	MATERIAL PARTY.	(000) (00%) (00) 737 (000)			mi 2000 1									AND AND AND	1074 1074 704-006 044	7.00	AND THE SAME	00 M

35 YEAR - MDR12 : INPUT & OUTPUT

▶ INPUT

INFLATION RATE

OISCOUNT MATE		6.86%	
NEAL PROPERTY TAX		PARTICIPA	TION
City of (I) Pase	0.00343000	25.00%	8,3000E7E
E) Page County	0,44296469	- C 45	8,0000000
BPCC	0,14103000	hands an armed	8,0000000
		-	

Dither	6.0000000		0.0000000
	3.17870000		0.2000679
PERSONAL PROPERTY FAX		PARTIC	SPATION
City of [] Page	8,80343000		9,0000000
@ Pass County	3,4709405	SHALL BY SHALL	0.0000000
EPCC	0.44460000	Control of the Control of	d demandes
	9,14163000		

SALES TAX RATE	8.9200000 Q.60%	0.000000

MEDIUM DENSITY RESIDENTIAL 13.0	Year	AMA	NEAL PROPERTY TAX VALLEY	10	PERSONAL PROPERTY	67.07	TAX VALUE
RESIDENTIAL	3440	2,848	1 150,000 1 570,000,000	1	- 1	\$	- 11 -

707AL <u>1 876.800,000</u> <u>\$ - \$</u>

► OUTPUT

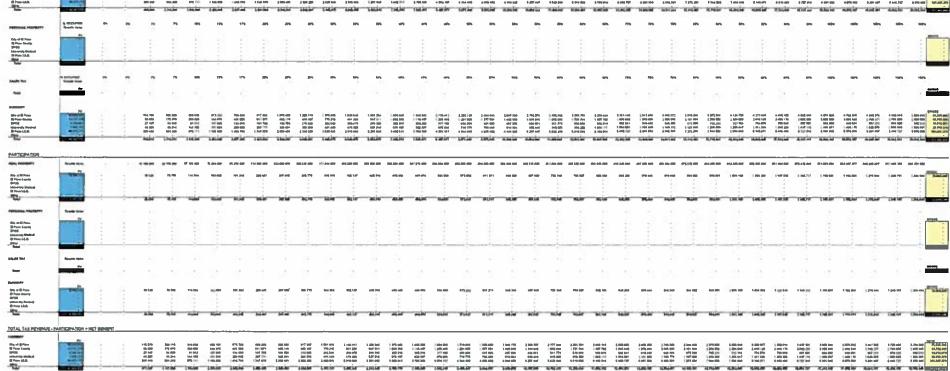
TOTAL TAX REVENUE		TOTAL	REA	LPROPERTY	PERSONAL (HOPERTY	BALES			
City of El Pasa	25.3%	\$ 90,300,943	•	\$ 04,300,005	+		•	1		
B Pass County	14.2%	\$ 63,742,603		3 63,742,843	•		•	1		
EPGC .	48%	\$ 16,814,873	-	\$ 10,214,273	+		+	1		
University Medical	7.0%	\$ 29,900,972	-	\$ 29,909,976	+	. Ou	+	1		
D Pare LLC.	46.1%	\$ 181,637,376		E 181,637,379	•	5.0	+	11	-	
Other	E.0%	8			*	5 -	+	18		
	108.0%	277 495 106		1 377.486,000		5		15	. 7	
		100 06		100.0%		0.0%			-	

TOTAL PARTICIPATION		Ι.	toral,	N	EAL F	67	rd)	PERSO	MAL PR	OPERTY	APRIL COMP	SALES	Compressors
City of \$1 Page	100.0%	8	21,546,340			1	23,040,340	•			•		
@ Page County	& 8%	8				1		•	_ !		•	- 3	
@PGC	d: 6%	1				1	-	•		-	•	1	fig. a.c.
University Medical	4.0%	\$				\$		+	_ [1		•	11.	10.00
(I) Page LS.D.	d.m.	\$				\$	-	•	1	-	•	1	
Other	4.0%	8				\$		+	- 11			- 11	
	100.0%	1				\$	23,546,248		1	116		1	0.40
		$\overline{}$	180 6%				NIE 674		_	Aes	7		0.070

MET BEMERT		TOTAL	MAL	PROPERTY	PERSON	GAL PROPE	riy	A CONTRACT SALES INC. TO A CO.			
City of @ Pasa	20.2%	\$ 21,538,746		1 71,636,746	+	8	1.4	٠	3		
EFFCC	18.2%	8 63,742,663		1 53,742,683	*	_ [\$		•	5	-	
EPCC	48%	8 16,014,073		1 16,014,073	+		4	+	5	- 4	
University Medical	£.8%	\$ 29,000,970		\$ 29,900,976	•	8		+	5		
G Pasa LS.D. Other	81.4%	\$ 101,427,379	•	\$ 191,637,379	•	1.5		•	5		
Other	45%		•	5 -	*	8		+	18		
	100.0%	\$ 353,640,554	,	\$ 563,640,680		1	-		8	4 .	
		100.0%	•	166.0%			4.0%		-	4.0%	

TOTAL TAX REVENUE 1 00 00 00 00 00 00 00 00 1 00 1 00 170 × 2 197 × 20 197 × 20 47 × 2000 fms 1277 (g/s 001 000 700 405 0 405 5.30 cm 1 mm 3 (m) 146 1 (000 (400 1 (000 400 1 (000 400 6 (000 700 4 00 tot 1 00 tot 1 00 tot 1 00 tot 1000 73 M F 66 F 66 100.00 100 mg 170,000 170,000 177,000 177,000 Transfer Transfer Transfer Transfer Transfer S Transfer 1 300 130 1 301 606 606 600 714 775 4 304 600 2 705 304 1 600 000 000 001 000 001 000 001 1 ml m 1 m m 1 m m 1 m m 1 m m 1.000 Per 1.700 Per 1.000 Per 100-000 100-000 100 \$ 100 PT \$ 100 PT 1 100 PT 4 TT 1 mm 1 0/5 00-1 200 057 700 201 1 245 000 4 639 730 à gan-des 137 764 1 300 647 1 gan-sep A STEAM PARTY AND A STEAM PART 0.440 700 1.440 700 700 000 1.000 000 4.410 400 4 (40 PM 1 MM PM 1 MM PM 1 MM PM 4 70 PM 1 May 197 1 May 197 10 May 197 1 May 197 LODGE SERVICES
AND 100 to 60 300 50 477 475 to 100 400

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS





35 YEAR - MULI : INPUT & OUTPUT

•	INPUT

SAL PROPERTY TAX	I	PARTICI	
City of El Pase	0,20343000	25,80%	0.200967
El Pase County	0,46363400	COLUMN TWO IS NOT THE OWNER.	0,000000
EPCC	0,14163000	and the lands	8,000000
Liniversity Medical	0,30194300	THE RESERVE	0,000000
El Paco I,S.D.	1,63000000	P3.	5,000000
Other	0.00000000	P%	6.000000
	2,17979600		8.290067
ERSONAL PROPERTY TAX	-1.7	PARTICE	ATION
City of El Pass	6,00343800	F6.	8,000000
El Paso Courty	0,45348400	676	0.000000
EPCC	8.14163000	THE PERSON NAMED IN	8.000000
University Medical	6.25194300	100 PK 1000	0.000000
	9 53000000	THE RESERVE OF THE PERSON NAMED IN	0.000000

SALES TAX RATE	8.62000000 (0.50%)	0.0000000

MIXED USE LOW INTENSITY	AREA	REAL PROPERTY	PERSONAL PROPERTY	1/8F TAX VALUE
	Year IF	\$18F TAX VALUE	1/8P TAXVALUE	1 / 65 INV AWTHE
COMMERCIAL	2000 _ 3.397	760 5 196 5 239,770,000	1 8.60 5 15.900,600	8 200.00 E E79.540.000

TOTAL 5.897,760 8 539.776.000 8 16.000.500 8 675.540,000

▶ OUTPUT

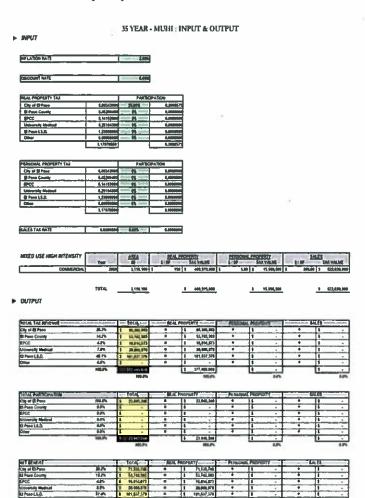
TOTAL TAX REVENUE		- total	REAL PE	ROPERTY	PERSON	SA, PROPE	HY II.		SALE?	
City of 81 Page	26.3%	1 00,200,003		\$ 96,300,993		- 6	-		8	100
III Pasa County	14.2%	\$ 62,742,600	•	1 63,742,563			-	•	- (8	9.0
ercc	4.0%	1 10.014.873		1 16,014,073		1			1	
University Medical	7.8%	\$ 29,000,070		1 29,000,979	*	1		•	- 8	
© Pasa LS.D. Other	4E.1%	1 121,637,179		101,627,270		1	1.5	•	1	
Other	8.0%	\$		1	•	1	**	•	\$	* 1
	108.0%	277 495 FG-		\$ 377,496,864		1			- 1	
		100.0%		780.8%			0.0%			0.0%

TOTAL PARTICIPATION		TOTAL -	TOTAL PR		PERSONAL PROPER	TTY .	BALES	-
City of El Page	100.0%	3 23,846,348		\$ 23,646,246 }		1.0	+ 18	
El Paso County	6.0%			1	+ \$		+ 6	
drcc	8.0%		- 0	\$ 1 m	• \$		+ 6	
(Johnstolly Modelal	0.6%	-		110	+ 4	1.0	+ 1	40
(Il Paso LS.D.	E 654	1		-	+ (\$	-	ė l	7.1
Other	LPS			7.0	•	17.0	*	41.
	100.8%	\$ 23,845,246		8 23,846,246			9	+11
		100.0%		100,0%		8.6%		0.0%

HALF BEINGERT	U. W. Samuel 145	TOTAL	PERSONAL PROPERTY.	COPERTY	PERSON	L PROPER	ΙΥ		The second
City of \$1 Page	20.7%	1 71,636,740		8 71,636,746	•	14	141	+	1 -
fil Pase County	HH	83,742,863		8 63,742,863	•	8	-	*	4.1
ápcc .	486	6 16,814,873	-	816,814,873		1			917
University Medical	4.8%	\$ 29,000,070		29,966,978	•	3.8		•	\$ 0.00
El Paso L.S.D.	\$1.4%	1 101,637,379		8 101,687,379	•	8	2.0	•	1 7
Other	0.0%	1				11			
	£00.6%	\$ 353,640,551		\$ 363,640,560		1	1.0		5 =
		100.0%		100 0%			0.6%		6.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

AT PEYENUE			. 9		.5		-									*			.10	*	*	*	н	*		**	*		9	30		20					-	N
10.000	s actores		P4	C 20-0 20-0 20-0 20-0 20-0 20-0 20-0 20-0	2001 2000 791	2000 10% 26.736 107	3699 19% 014015/1	2004 17th 85 752 001	2005 (0% (17,75) (0.1	James James Recipional	2007 2074 2074	John Min. Min. Min. Min.	1920 07		2007 2004 1304 (400 (401		100 CON 100 CO		2004 170 170 km er	2000 1000 PM 702 MT	2004 2004 2017 120 1111	2000 ASIA (10) 107 721			366 754 242 174 197	State Yes, 207 MP 201	Janes Tiles Janes 1980 (1981)	plant fore jun critical	2000 1070 2011 (2011 (2011		2007 27% 276.000 MT	400 101.01 (01	10 m 3r	100s 100s 141 771	2004 1004 200407 Tot		2000 2000 2001/00/200	2004 14074. 271 460 720
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TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

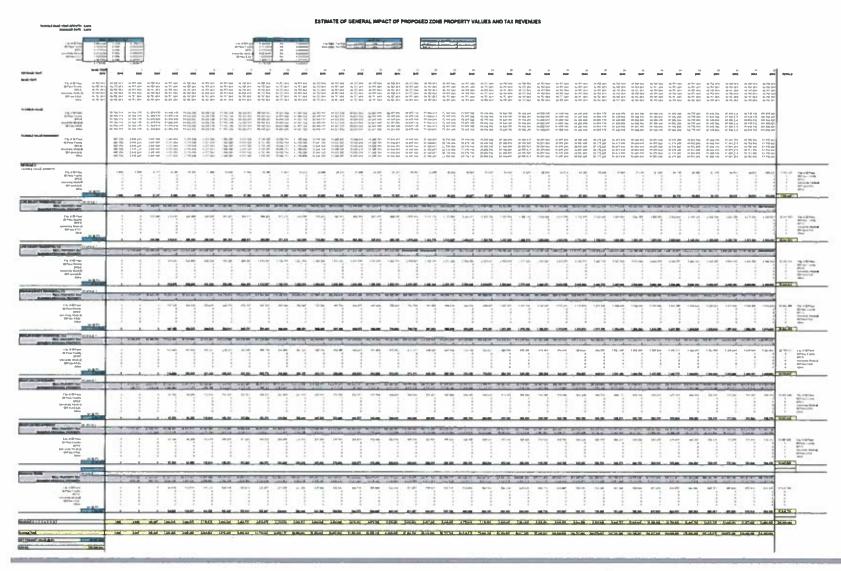
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TAX REVENUE PROJECTIONS & COST-RENEFIT ANALYSIS

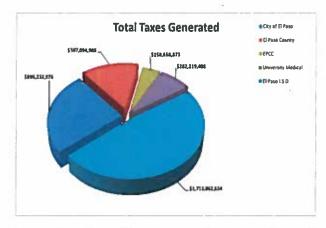
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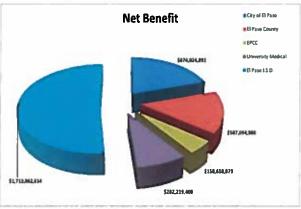




Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$896,232,976	\$222,208,084	\$674,024,891
El Paso County	\$507,094,986	\$0	\$507,094,988
EPCC	\$158,658,873	\$0	\$158,658,873
University Medical	\$282,219,408	\$0	\$282,219,408
El Paso I.S.D.	\$1,713,862,634	\$0	\$1,713,862,634
Total	\$3,558,068,879	\$222,208,084	\$3,335,860,794





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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 #13 in Years:

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

Powers and Dutles of Board of Directors:

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

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.





APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	Owner
680421	BLK 1 MCCOMBS EAST REPLAT A LOT 28	RBC EL PASO GROUP INVESTMENTS LLC
680420	BLK 1 MCCOMBS EAST REPLAT A LOT 2A	EP PLAZA PARTNERS LP
678789	BLK 1 MCCOMBS EAST SWLY PT OF 1 (180.00 FT ON ST IRREG ON N= 120.80 FT ON E-381.94 FT ON S) (66468.20 SQFT)	EP PLAZA PARTNERS LP
673028	BLK 1 MCCOMBS EAST PT OF 1 BEG 350 FT N OF SWC (131.96 FT ON ST- 240 FT ON N- 131.96 FT ON E- 240 FT ON S) (31670.4 SQ FT)	EP PLAZA PARTNERS LP
673026	BLK 1 MCCOMBS EAST PT OF 1 BEG 220 FT N OF SWC (130 FT ON ST- 240 FT ON N- 130 FT ON E- 240 FT ON S) (31200 5Q FT)	EP PLAZA PARTNERS LP
652420	BLK 1 MCCOMBS EAST 1 (EXC SWLY PTS) (7.8087 AC)	EP PLAZA PARTNERS LP
650311	81 TSP 1 SEC 22 T & P SURV (8.4731 AC) OUT OF SEC FOR XMPT PROPERTIES (SANDSTONE RANCH #9)	CITY OF EL PASO
644522	81 TSP 1 SEC 19 T & P SURV (50.7072 AC)	EL PASO INDEPENDENT SCHOOL DIST
642133	UNT 28 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642132	UNT 27 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642131	UNT 26 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642130	UNT 25 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642129	UNT 24 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642128	UNT 23 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642127	UNT 22 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642126	UNT 21 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642125	UNT 20 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642124	UNT 19 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642121	UNT 16 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642120	UNT 15 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642119	UNT 14 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642118	UNT 13 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642117	UNT 12 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642116	UNT 11 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642115	UNT 10 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642114	UNT 9 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642113	UNT 8 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642112	UNT 7 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642111	UNT 6 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642110	UNT S ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642109	UNT 4 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642108	UNT 3 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642107	UNT 2 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642106	UNT 1 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642050	81 TSP 1 SEC 14 T & P SURV PT OF W 1/2 OF SECTION (5.01 AC)	EL PASO ELECTRIC CO
619914	BLK 1 NORTHERN LIGHTS LOT 3	CITY OF EL PASO
619913	BLK 1 NORTHERN LIGHTS LOT 2	CITY OF EL PASO
519912	BLK 1 NORTHERN LIGHTS LOT 1	EL PASO PLACE APARTMENTS LLC
594884	BLK 1 NORTH DESERT PALMS LOT 1	NORTH DESERT PALMS LTD
411958	80 TSP 1 SEC 29 T & P SURV TR 6-B (1.7599 AC)	AMG CONSULTANTS
411743	80 TSP 1 SEC 29 T & P SURV 1 (22.185 AC) 2-A (12.2613 AC) (234.4463 AC)	CITY OF EL PASO
411136	81 TSP 1 SEC 20 T & P SURV TR 3 (594.05 AC)	CITY OF EL PASO
409817	81 TSP 1 SEC 11 T & P SURV TR 2 (24.338 AC) & TR 3 (145.983 AC)	EL PASO ELECTRIC CO
		CITY OF EL PASO
381572	81 TSP 1 SEC 11 T & P SURV 4-A (163.111 AC) & 4-B (1.1670 AC) (164.278 AC)	
374132	80 TSP 1 SEC 20 T & P SURV TR 1-A (22.4058 AC)	CITY OF EL PASO
371451	80 TSP 1 SEC 17 T & P SURV TR 1-C-3 (17.645 AC)	PEOPLE OF THE STATE OF TEXAS
362126	81 TSP 1 SEC 13 T & P SURV (9:104 AC) 80 TSP 1 SEC 23 T & P SURV TR 3 (3:03 AC)	DYER BUSINESS PARK LLC



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	Owner
352147	81 TSP 1 SEC 12 T & P SURV TR 1 (427 9706 AC)	CITY OF EL PASO
351135	81 TSP 1 SEC 20 T & P SURV TR 4 (4.132 AC)	CITY OF EL PASO
348013	80 TSP 1 SEC 18 T & P SURV TR S (1.3801 AC)	EL PASO WATER UTILITIES PSB
337855	80 TSP 1 SEC 17 T & P SURV TR 1-C-2 (16.993 AC)	CITY OF EL PASO
336842	81 TSP 1 SEC 14 T & P SURV ELY PORTION (314.6185 AC)	CITY OF EL PASO
336577	80 TSP 1 SEC 20 T & P SURV TR 1 (\$29.253 AC)	CITY OF EL PASO
334854	81 TSP 1 SEC 18 T & P SURV (641.40 AC)	CITY OF EL PASO
331749	81 TSP 1 SEC 14 T & P SURV (309.6085 AC OF W 1/2 OF SECTION)	CITY OF EL PASO
326271	80 TSP 1 SEC 29 T & P SURV TR 2-C-3 (2.203 AC)	ABRAHAM EDWARD
295982	80 TSP 1 SEC 19 T & P SURV TR 1-A (138.269 AC)	CITY OF EL PASO
291053	81 TSP 1 SEC 10 T & P SURV (EXC NE PT) (598.487 AC)	CITY OF EL PASO
269716	81 TSP 1 SEC 11 T & P SURV TR 1-A (292.8005 AC)	CITY OF EL PASO
268070	81 TSP 1 SEC 11 T & P SURV TR 5 [14:066 AC]	CITY OF EL PASO
266123	80 TSP 1 SEC 31 T & P SURV TR 1-A (191.7004 AC)	CITY OF EL PASO
247528	80 TSP 1 SEC 19 T & P SURV TR 1 (492.611 AC)	CITY OF EL PASO
234575	80 TSP 1 SEC 29 T & P SURV 6-B-1 (0.2401 AC) & 6-D (2.00 AC) 1 (2.2401 AC)	SUN COUNTRY PROPERTIES
230643	80 TSP 1 SEC 29 T & P SURV TR 2-C (HOMESITE) (0.0275 AC)	KINCAID ROBERT A & HELEN
218824	80 TSP 1 SEC 18 T & P SURY 3-A (9.7651 AC) 5-A (0.1049 AC) (9.87 AC)	EPNG PIPELINE CO
204429	81 TSP 1 SEC 19 T & P SURV (570.9198 AC)	CITY OF EL PASO
202034	80 TSP 1 SEC 30 T & P SURV (6.198 AC)	PEOPLE OF THE STATE OF TEXAS
194760	81 TSP 1 SEC 13 T & P SURV (636.896 AC)	CITY OF EL PASO
190044	80 TSP 1 SEC 17 T & P SURV 4 (39.996 AC) & 5 (4.5538 AC) (44.5498 AC)	CITY OF EL PASO
186344	80 TSP 1 SEC 29 T & P SURV TR 2-C-1 (0.642 AC)	KINCAID ROBERT & HELEN
181911	80 TSP 1 SEC 21 T & P SURV TR 3-G (1.4603 AC)	STATE OF TEXAS
178655	80 TSP 1 SEC 30 T & P SURV (364.2961 AC)	CITY OF EL PASO
174776	81 TSP 1 SEC 14 T & P SURV (24.763 AC)	EL PASO ELECTRIC CO
173357	80 TSP 1 SEC 29 T & P SURV 2-8 (2.525 AC) & 2-8-1 (0.23 AC) (2.755 AC)	MOWAD KENNETH P J
172653	81 TSP 1 SEC 15 T & P SURV (662.40 AC)	CITY OF EL PASO
170635	81 TSP 1 SEC 21 T & P SURV (121.1939 AC)	CITY OF EL PASO
162050	80 TSP 1 SEC 18 T & P SURV TR 3-C (5.8796 AC)	CITY OF EL PASO
155880	80 TSP 1 SEC 17 T & P SURV TR 1-C (4.137 AC)	HALLMARK BRUCE (RECEIVER)
154771	80 TSP 1 SEC 20 T & P SURV TR 2 (4.7033 AC)	STATE OF TEXAS
128990	81 TSP 1 SEC 20 T & P SURV TR 2 (9.115 AC)	PEOPLE OF THE STATE OF TEXAS
128161	81 TSP 1 SEC 10 T & P SURV (5.60 AC)	COUNTY OF EL PASO
120675	80 TSP 1 SEC 29 T & P SURV 6-A (1.00 AC) & 6-A-1 (1.00 AC) (2.00 AC)	DYER BUSINESS PARK
117626	80 TSP 1 SEC 17 T & P SURV TR 5-A (0.0262 AC)	EPNG PIPELINE CO
115588	80 TSP 1 SEC 29 T & P SURV TR 4 (3.03 AC)	DYER BUSINESS PARK LLC
113361	BO TSP 1 SEC 29 T & P SURV TR 6-E (2.00 AC)	DYER BUSINESS PARK
107733	80 TSP 1 SEC 29 T & P SURV TR 7-A (37.471 AC)	NEWMAN RANCH PARTNERS LP
07356	80 TSP 1 SEC 17 T & P SURV TR 4-A (0.094 AC)	EL PASO WATER UTILITIES PSB
19254	80 TSP 1 SEC 20 T & P SURV TR 5 (2.836 AC)	EL PASO WATER UTILITIES PSB
36001	80 TSP 1 SEC 29 T & P SURV TR 6-C (6.00 AC)	LUBAS JUAN
S276	81 TSP 1 SEC 22 T & P SURV (5.5787 AC)	EL PASO ELECTRIC CO
79547	80 TSP 1 SEC 31 T & P SURV TR 1-A-4 [7.87 AC]	CITY OF EL PASO
72532	80 TSP 1 SEC 7 T & P SURV 2-A (12.525 AC)	CITY OF EL PASO
4491	80 TSP 1 SEC 32 T & P SURV TR 1 (1.1644 AC)	CHASE BANK OF TEXAS (TR)
0424	BLK 1 NORTH DESERT PALMS LOT 2	TROPICANA BUILDING II LTD
1381	80 TSP 1 SEC 18 T & P SURV PONDING AREA (3.4435 AC)	PEOPLE OF THE STATE OF TEXAS

APPENDIX A - CURRENT PROPERTY OWNERSHIP

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35952	80 TSP 1 SEC 29 T & P SURV TR 7-B (2.6348 AC)	DUDLEY PRICE LIMITED PARTNERSHIP
33554	80 TSP 1 SEC 18 T & P SURV TR 3 (447.3413 AC)	CITY OF EL PASO
31342	80 TSP 1 SEC 29 T & P SURV TR 7-8-1 (0.4664 AC)	STATE OF TEXAS
27314	80 TSP 1 SEC 29 T & P SURV TR 2-C-2 (0.4178 AC)	DYER BUSINESS PARK LLC