

**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:

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 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.

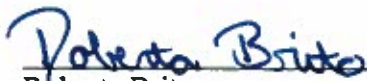
CITY OF EL PASO

Dee Margo, Mayor

ATTEST:

Laura Prine
City Clerk

APPROVED AS TO FORM:



Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:

Jessica Herrera
Director Economic

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

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

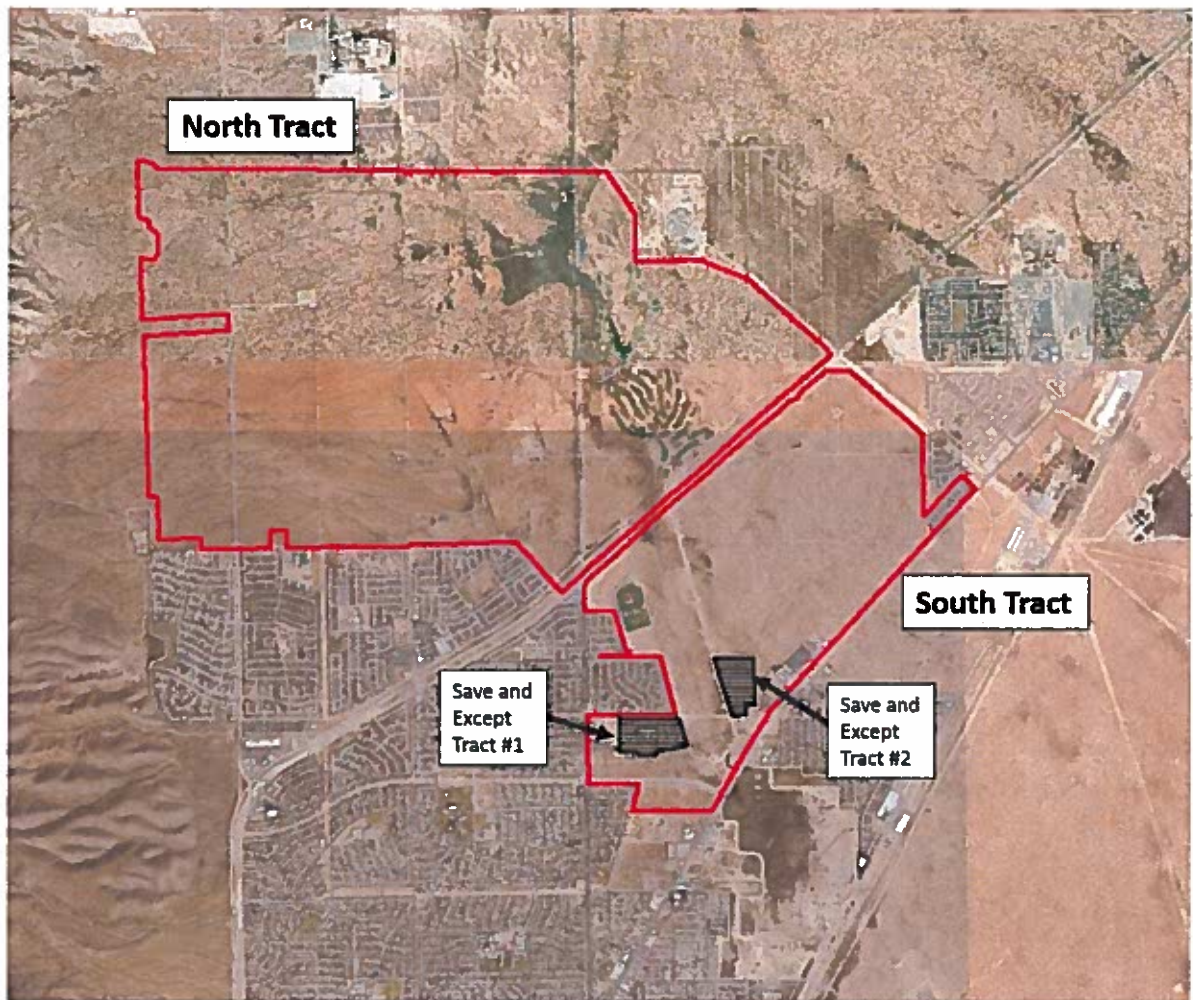


EXHIBIT C
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

CITY CLERK DEPT.
2018 SEP 13 AM 10:59

CITY CLERK DEPT.
2018 SEP 13 AM 10:59
CITY CLERK DEPT.
2018 SEP 13 AM 10:59
PRELIMINARY PROJECT AND FINANCING PLAN
September 2018

Tax Increment Reinvestment Zone #13

City of El Paso, Texas



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DISCLAIMER

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

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



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



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



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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.

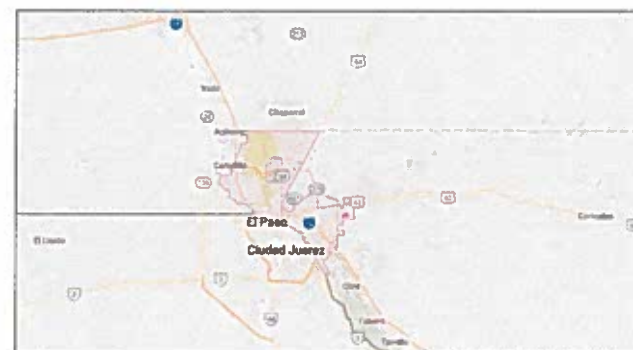
TIRZ #13 will specifically serve as a funding mechanism for the design and construction of a connection for Sean Haggerty from Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The proposed construction includes pedestrian and vehicular access to create a safer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

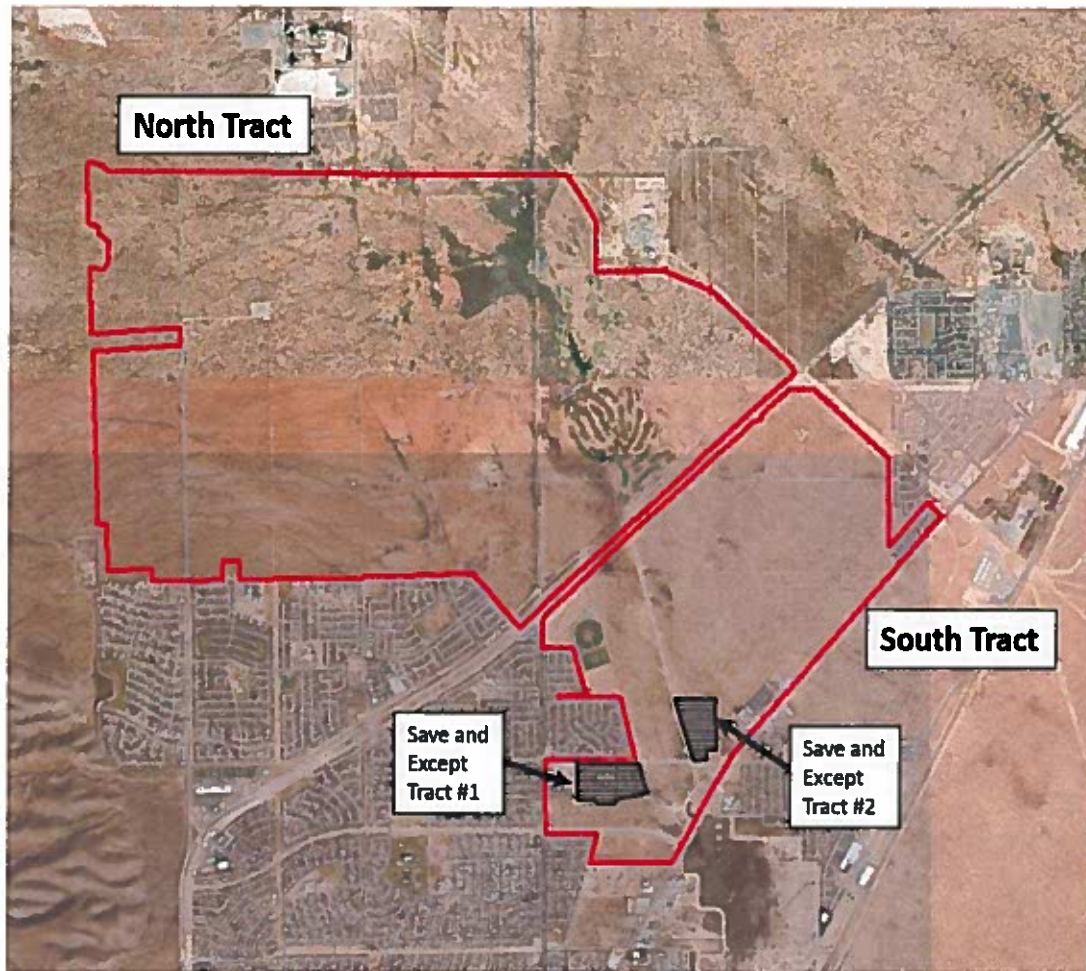
The unique location of TIRZ #13 near the Franklin Mountain State Park additionally offers an opportunity to provide funding for wayfinding and development and maintenance of new trails and trailheads that better integrate open space amenities with nearby development.

The project and financing plan outlines the funding of \$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.



TIRZ Boundary



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

TIRZ Boundary

Legal Description

North Tract:

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

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

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

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

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

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

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

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

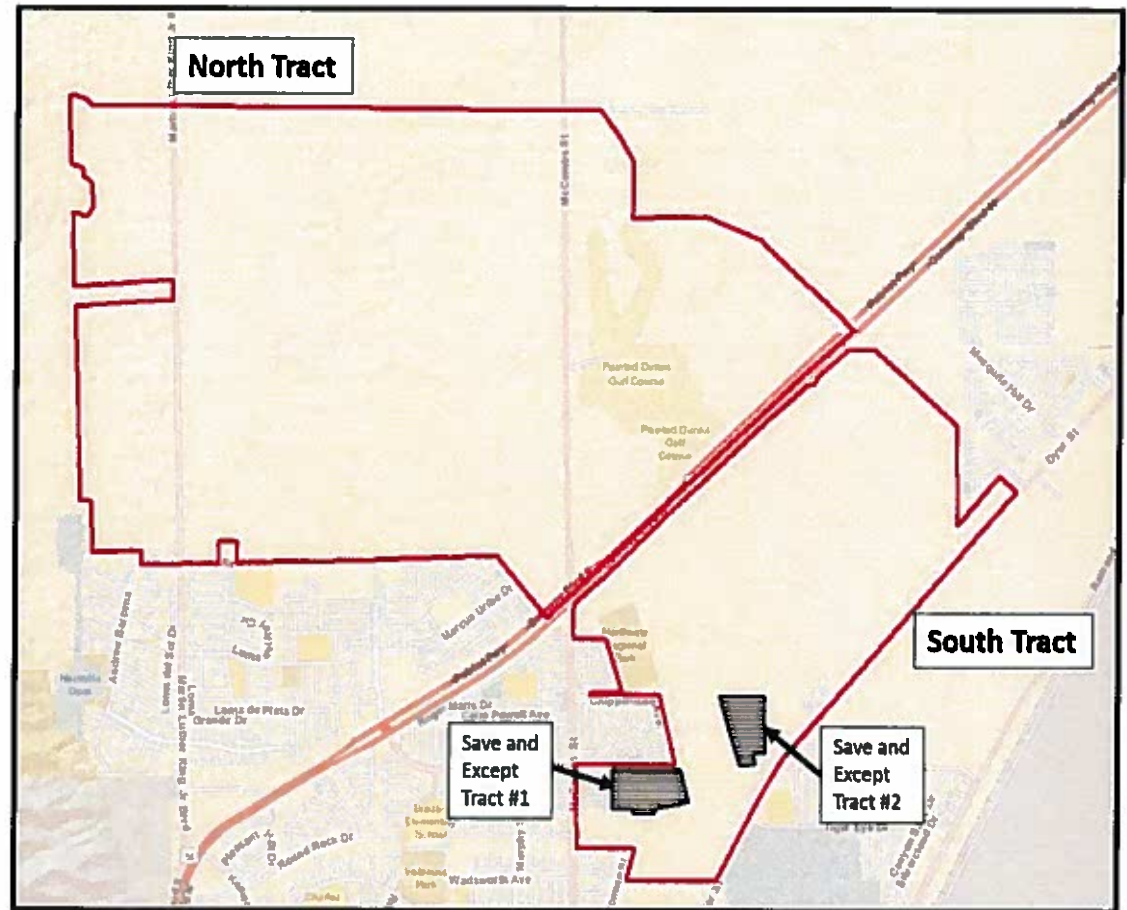
Southwest along the northern ROW boundary for Gateway Boulevard to the point it meets the southern corner of Property ID 170635, thence

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

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

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

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



TIRZ Boundary

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 it meets the southeast corner of Property ID 266123, thence

West along the southern boundary of Property ID 266123, thence

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

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

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

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

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

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

West to the northeast corner of Property ID 55846, thence

TIRZ Boundary

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

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

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

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

Save and Except, Tract 1:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Save and Except, Tract 2:

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

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

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

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

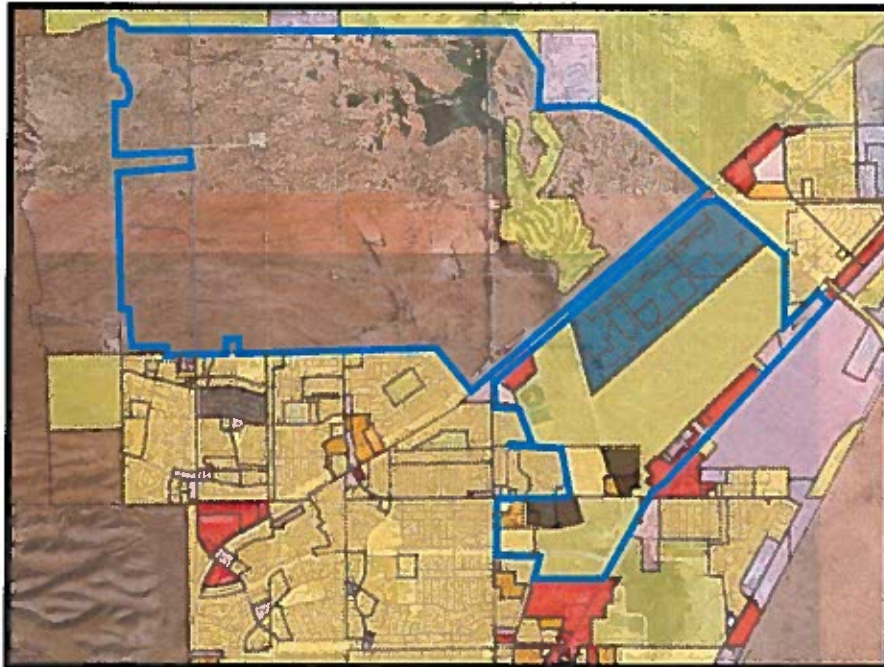
South along the boundary of Property ID 178655 to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

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

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

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

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.

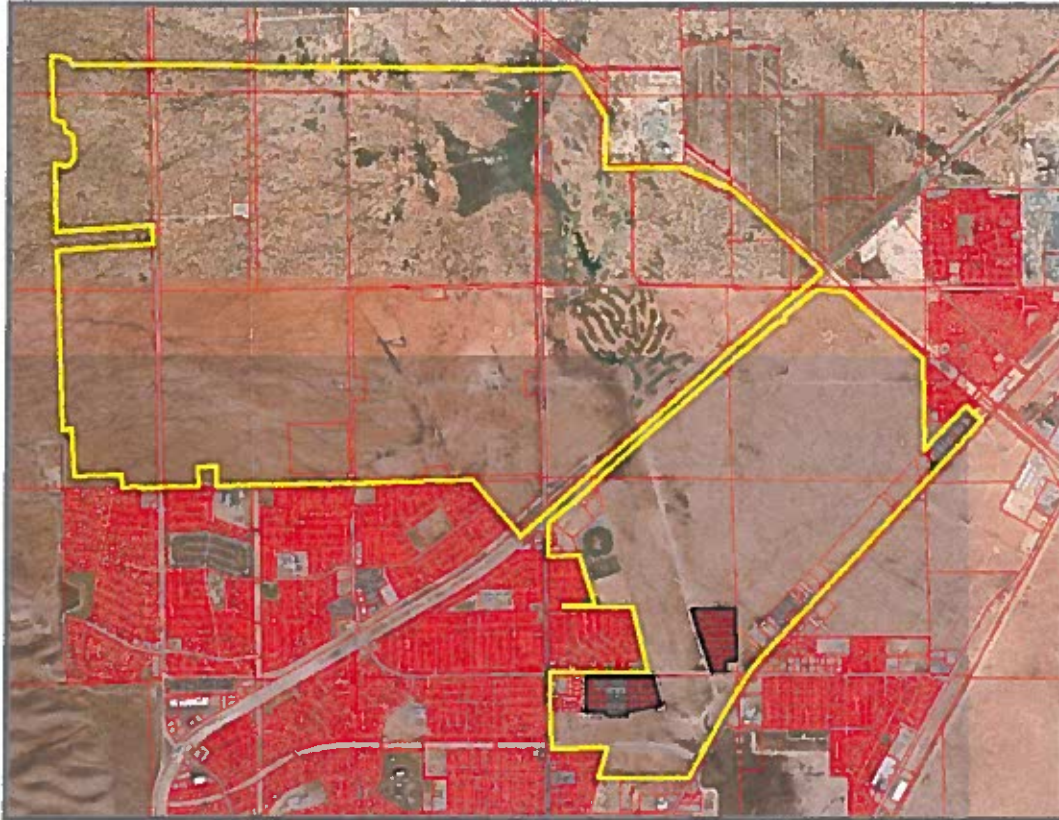
Zoning

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



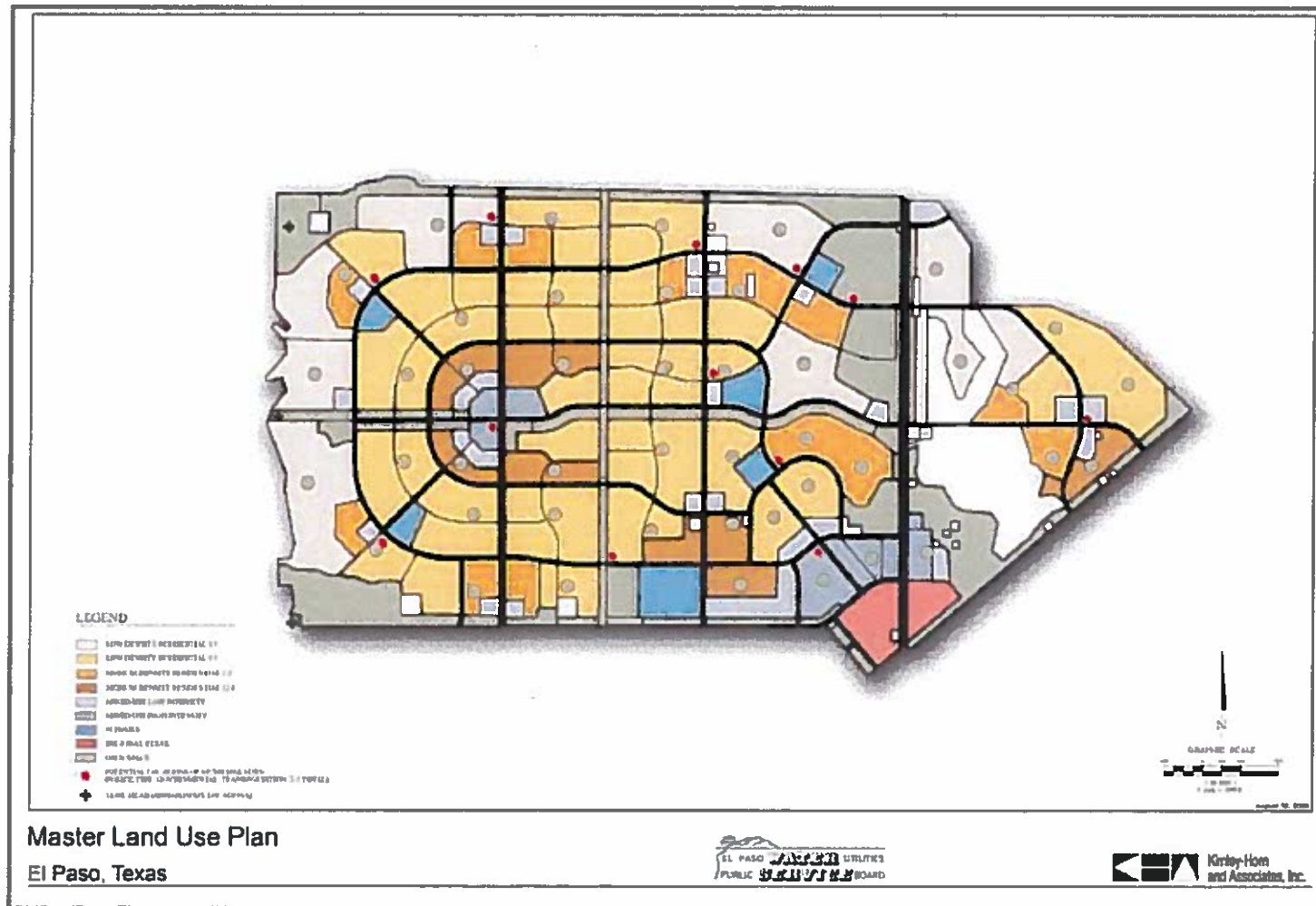
Current Ownership Information

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

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		
Water Facilities and Improvements	\$ 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*	\$ 55,552,021	25.0%
<i>*Including but not limited to the Sean Haggerty Extension - Estimated at \$25,000,000</i>		
Open Space, Park and Recreation Facilities and Improvements	\$ 44,441,617	20.0%
Economic Development Grants	\$ 22,220,808	10.0%
Administrative Costs	\$ 5,555,202	2.5%
	\$ 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					
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
					\$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
					\$425,355,000
Total	19,187	8,938,400			\$6,624,965,000

Output @ Year

2054

GROSS

222,208,084

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 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 2020-2052	
City of El Paso	0.80343000	25.00%	0.2008575
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		0.2008575

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

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

Financial Feasibility Analysis

35 YEAR LDR3.5 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00342000	25.00%	0.3000675
El Paso County	0.40200000	0.00%	0.0000000
EPCC	0.14163000	0.00%	0.0000000
University Medical	0.29154000	0.00%	0.0000000
El Paso L.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	1.17879000		0.3000675

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00342000	0%	0.0000000
El Paso County	0.40200000	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.29154000	0%	0.0000000
El Paso L.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	1.17879000		0.0000000

Sales Tax Rate	0.03000000	0.00%	0.00000000
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LOW DENSITY RESIDENTIAL 3.5

	Year	AREA UNITS/SP	REAL PROPERTY \$ / SP	PERSONAL PROPERTY \$ / SP	SALES \$ / SP
RESIDENTIAL	2000	2,000	\$ 400,000.00	\$ 1,075,000.000	\$ -
TOTAL			1,075,000.000	-	-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	25.0%	\$ 170,170,304	\$ 170,170,304	\$ -	\$ -
El Paso County	14.2%	\$ 100,304,131	\$ 100,304,131	\$ -	\$ -
EPCC	4.0%	\$ 31,411,110	\$ 31,411,110	\$ -	\$ -
University Medical	7.0%	\$ 60,072,800	\$ 60,072,800	\$ -	\$ -
El Paso L.S.D.	46.1%	\$ 330,300,710	\$ 330,300,710	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 700,159,055	\$ 700,159,055	\$ -	\$ -

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 44,544,340	\$ 44,544,340	\$ -	\$ -
El Paso County	0.0%	\$ -	\$ -	\$ -	\$ -
EPCC	0.0%	\$ -	\$ -	\$ -	\$ -
University Medical	0.0%	\$ -	\$ -	\$ -	\$ -
El Paso L.S.D.	0.0%	\$ -	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 44,544,340	\$ 44,544,340	\$ -	\$ -

NEW REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	24.2%	\$ 130,612,140	\$ 130,612,140	\$ -	\$ -
El Paso County	13.2%	\$ 90,304,131	\$ 90,304,131	\$ -	\$ -
EPCC	4.0%	\$ 31,411,110	\$ 31,411,110	\$ -	\$ -
University Medical	6.8%	\$ 60,072,800	\$ 60,072,800	\$ -	\$ -
El Paso L.S.D.	51.4%	\$ 330,300,710	\$ 330,300,710	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 643,000,891	\$ 643,000,891	\$ -	\$ -

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS[illegible]

Financial Feasibility Analysis

35 YEAR - LDR3.5 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.80%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.86343600	26.80%	0.30066075
El Paso County	0.46268400	13.90%	0.00000000
EPCC	0.14163000	4.30%	0.00000000
University Medical	0.25194300	7.60%	0.00000000
El Paso L.S.D.	1.53000000	4.60%	0.00000000
Other	0.80000000	2.40%	0.00000000
	3.17976600		0.30066075

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.40268400	0%	0.00000000
EPCC	0.14163000	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso L.S.D.	1.53000000	0%	0.00000000
Other	0.80000000	0%	0.00000000
	3.17976600		0.00000000

Sales Tax Rate	0.02000000	0.00%	0.00000000
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LOW DENSITY RESIDENTIAL 5.5		Year	AREA SF	REAL PROPERTY \$/SF	TAX VALUE	PERSONAL PROPERTY \$/SF	TAX VALUE	SALES \$/SF	TAX VALUE
RENDERMENT	2000		3,610	\$	300,000.00	\$	1,000,000.00	\$	-
TOTAL					1,000,000.00		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	26.8%	\$ 310,336.936	\$	\$ 214,236.936	\$
El Paso County	14.7%	\$ 177,611.772	\$	\$ 177,611.772	\$
EPCC	4.3%	\$ 64,678.619	\$	\$ 64,678.619	\$
University Medical	7.6%	\$ 90,846.323	\$	\$ 90,846.323	\$
El Paso L.S.D.	4.6%	\$ 600,396.311	\$	\$ 600,396.311	\$
Other	2.4%	\$ -	\$	\$ -	\$
	100.0%	\$ 1,143,159.961	\$	\$ 1,143,159.961	\$

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	26.8%	\$ 78,808.234	\$	\$ 78,808.234	\$
El Paso County	0.0%	\$ -	\$	\$ -	\$
EPCC	0.0%	\$ -	\$	\$ -	\$
University Medical	0.0%	\$ -	\$	\$ -	\$
El Paso L.S.D.	0.0%	\$ -	\$	\$ -	\$
Other	0.0%	\$ -	\$	\$ -	\$
	100.0%	\$ 78,808.234	\$	\$ 78,808.234	\$

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	26.8%	\$ 231,528.702	\$	\$ 231,528.702	\$
El Paso County	14.7%	\$ 177,611.772	\$	\$ 177,611.772	\$
EPCC	4.3%	\$ 64,678.619	\$	\$ 64,678.619	\$
University Medical	7.6%	\$ 90,846.323	\$	\$ 90,846.323	\$
El Paso L.S.D.	4.6%	\$ 600,396.311	\$	\$ 600,396.311	\$
Other	2.4%	\$ -	\$	\$ -	\$
	100.0%	\$ 1,165,452.527	\$	\$ 1,165,452.527	\$

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
City of El Paso	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

Financial Feasibility Analysis

35 YEAR - MDR7.2: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	8.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00320000	0.00%	0.000000
El Paso County	0.00290000	0.00%	0.000000
EPCC	0.01100000	0.00%	0.000000
University Medical	0.01040000	0.00%	0.000000
El Paso L.L.D.	0.00000000	0.00%	0.000000
Other	0.00000000	0.00%	0.000000
	3.17700000		0.000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00320000	0.00%	0.000000
El Paso County	0.00290000	0.00%	0.000000
EPCC	0.01100000	0.00%	0.000000
University Medical	0.01040000	0.00%	0.000000
El Paso L.L.D.	0.00000000	0.00%	0.000000
Other	0.00000000	0.00%	0.000000
	3.17700000		0.000000

Sales Tax Rate	0.000000	0.00%	0.000000
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MEDIUM DENSITY RESIDENTIAL	Year	SP	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY TAX VALUE	SALES TAX VALUE
RESIDENTIAL	2000	1.170	\$ 231,896.00	\$ 737,044.00	\$ -
TOTAL			231,896.00	737,044.00	-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	35.2%	\$ 122,191,434	\$ 122,191,434	\$ -	\$ -
El Paso County	14.7%	\$ 61,836,428	\$ 61,836,428	\$ -	\$ -
EPCC	4.0%	\$ 15,364,370	\$ -	\$ 15,364,370	\$ -
University Medical	7.0%	\$ 30,364,744	\$ -	\$ 30,364,744	\$ -
El Paso L.L.D.	40.1%	\$ 232,617,363	\$ -	\$ -	\$ 232,617,363
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 452,134,339	\$ 452,134,339	\$ 45,729,114	\$ 232,617,363

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 30,337,864	\$ 30,337,864	\$ -	\$ -
El Paso County	0.0%	\$ -	\$ -	\$ -	\$ -
EPCC	0.0%	\$ -	\$ -	\$ -	\$ -
University Medical	0.0%	\$ -	\$ -	\$ -	\$ -
El Paso L.L.D.	0.0%	\$ -	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 30,337,864	\$ 30,337,864	\$ -	\$ -

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	35.2%	\$ 91,813,560	\$ 91,813,560	\$ -	\$ -
El Paso County	14.7%	\$ 46,836,428	\$ 46,836,428	\$ -	\$ -
EPCC	4.0%	\$ 15,364,370	\$ -	\$ 15,364,370	\$ -
University Medical	7.0%	\$ 30,364,744	\$ -	\$ 30,364,744	\$ -
El Paso L.L.D.	40.1%	\$ 232,617,363	\$ -	\$ -	\$ 232,617,363
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 417,136,465	\$ 417,136,465	\$ 45,729,114	\$ 232,617,363

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

35 YEAR - MDR12 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION	
City of El Paso	0.00343000	75.00%
El Paso County	0.00266400	6%
EPCC	0.14163000	6%
University Medical	0.26164300	6%
El Paso L.S.D.	1.23000000	6%
Other	0.00000000	0%
	1.17876000	0.000000

PERSONAL PROPERTY TAX	PARTICIPATION	
City of El Paso	0.00343000	6%
El Paso County	0.00266400	6%
EPCC	0.14163000	6%
University Medical	0.26164300	6%
El Paso L.S.D.	1.23000000	6%
Other	0.00000000	0%
	1.17876000	0.000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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MEDIUM DENSITY RESIDENTIAL 12.0	Year	AREA SF	REAL PROPERTY \$ / SF TAX VALUE	PERSONAL PROPERTY \$ / SF TAX VALUE	SALES \$ / SF TAX VALUE
RESIDENTIAL	2000	3,048	\$ 150,000	\$ 0	\$ 0
TOTAL			\$ 451,000,000	\$ 0	\$ 0

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	35.2%	\$ 56,308,063	\$ 0	\$ 0
El Paso County	14.2%	\$ 63,742,063	\$ 0	\$ 0
EPCC	4.0%	\$ 18,814,873	\$ 0	\$ 0
University Medical	7.9%	\$ 39,980,978	\$ 0	\$ 0
El Paso L.S.D.	46.7%	\$ 191,637,379	\$ 0	\$ 0
Other	0.0%	\$ 0	\$ 0	\$ 0
	100.0%	\$ 317,680,000	\$ 0	\$ 0

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 23,546,340	\$ 0	\$ 0
El Paso County	0.0%	\$ 0	\$ 0	\$ 0
EPCC	0.0%	\$ 0	\$ 0	\$ 0
University Medical	0.0%	\$ 0	\$ 0	\$ 0
El Paso L.S.D.	0.0%	\$ 0	\$ 0	\$ 0
Other	0.0%	\$ 0	\$ 0	\$ 0
	100.0%	\$ 23,546,340	\$ 0	\$ 0

NET REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	35.2%	\$ 71,556,740	\$ 0	\$ 0
El Paso County	14.2%	\$ 63,742,063	\$ 0	\$ 0
EPCC	4.0%	\$ 18,814,873	\$ 0	\$ 0
University Medical	7.9%	\$ 39,980,978	\$ 0	\$ 0
El Paso L.S.D.	46.7%	\$ 191,637,379	\$ 0	\$ 0
Other	0.0%	\$ 0	\$ 0	\$ 0
	100.0%	\$ 353,643,554	\$ 0	\$ 0

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis

35 YEAR - MULI : INPUT & OUTPUT

► INPUT

INFLATION RATE	3.00%
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DISCOUNT RATE	3.50%
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REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	25.00%	0.2008670
El Paso County	0.00260400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.26184300	0%	0.0000000
El Paso I.S.D.	1.82000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970600		0.2008670

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	0%	0.0000000
El Paso County	0.00260400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.26184300	0%	0.0000000
El Paso I.S.D.	1.82000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970600		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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MIXED USE LOW INTENSITY	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		\$ / SF	SALES						
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE		TAX VALUE	TAX VALUE					
COMMERCIAL	2000	1,297,790	\$	190	\$	329,779,000	\$	0.00	\$	16,598,500	\$	200.00	\$	679,540,000
TOTAL		1,297,790		\$	329,779,000		\$	16,598,500		\$	679,540,000			

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	25.3%	\$ 66,389,993	\$ 66,389,993	\$ -	\$ -
El Paso County	74.7%	\$ 83,743,583	\$ -	\$ 83,743,583	\$ -
EPCC	4.8%	\$ 10,514,272	\$ -	\$ 10,514,272	\$ -
University Medical	7.9%	\$ 25,900,878	\$ -	\$ 25,900,878	\$ -
El Paso I.S.D.	48.1%	\$ 101,627,378	\$ -	\$ -	\$ 101,627,378
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 277,255,724	\$ 66,389,993	\$ 120,158,436	\$ 101,627,378

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0%	\$ 23,846,346	\$ 23,846,346	\$ -	\$ -
El Paso County	0.0%	\$ -	\$ -	\$ -	\$ -
EPCC	0.0%	\$ -	\$ -	\$ -	\$ -
University Medical	0.0%	\$ -	\$ -	\$ -	\$ -
El Paso I.S.D.	0.0%	\$ -	\$ -	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
	100.0%	\$ 23,846,346	\$ 23,846,346	\$ -	\$ -
	100.0%		100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	25.0%	\$ 11,423,173	\$ 11,423,173	\$ -	\$ -
El Paso County	0.0%	\$ 63,742,363	\$ 63,742,363	\$ -	\$ -
EPCC	0.0%	\$ 16,814,875	\$ 16,814,875	\$ -	\$ -
University Medical	0.0%	\$ 29,060,878	\$ 29,060,878	\$ -	\$ -
El Paso I.S.D.	0.0%	\$ 161,627,278	\$ 161,627,278	\$ -	\$ -
Other	0.0%	\$ -	\$ -	\$ -	\$ -
100.0%		\$ 353,432,557	\$ 353,432,558	\$ 0.0%	\$ 0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

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Financial Feasibility Analysis

35 YEAR • MUHI INPUT & OUTPUT

► **INPUT**

INFLATION RATE	1.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	Participations	
City of El Paso	0.00330000	75.00%
El Paso County	0.00330000	75.00%
EPCC	0.01100000	75.00%
University Medical	0.20104300	75.00%
El Paso I.S.D.	1.20000000	75.00%
Other	0.00000000	75.00%
	1.77754300	A. Taxes

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00333888	75	0.00000000
El Paso County	0.00200000	75	0.00000000
SPCC	0.16163000	75	0.00000000
University Medical	0.25114000	75	0.00000000
El Paso I.S.D.	1.50000000	75	0.00000000
Other	0.00000000	75	0.00000000
	1.91730688		0.00000000

SALES TAX RATE	0.000000	4.00%	0.000000
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INDEXED USE HIGH INTENSITY	ASIA		REAL PROPERTY		PERSONAL PROPERTY		TOTALS	
	YTD	AS OF	\$ OF	SAL VALUE	\$ OF	SAL VALUE	\$ OF	SAL VALUE
COMMERCIAL	2000	2,150,900	150	400,075,000	5,80	15,500,000	200.00	622,676,000
TOTAL		2,150,900	0	400,075,000	0	15,500,000	0	622,676,000

► **OUTPUT**

TOTAL Fee Revenue	001-01	REAL PLANTS	PERMANENT RESIDUITY	001-05
City of El Paso	8.5%	\$ 86,360,000	\$ 36,360,000	\$ -
El Paso County	16.5%	\$ 16,360,000	\$ 1,765,363	\$ -
BPCC	4.5%	\$ 18,914,070	\$ 9,914,070	\$ -
University Medical	7.4%	\$ 20,000,070	\$ 20,000,070	\$ -
El Paso L.L.B.	48.1%	\$ 10,837,379	\$ 10,837,379	\$ -
Other	60.0%	\$ -	\$ -	\$ -
		\$ 171,669,000	\$ 78,876,812	\$ -

TOTAL BUILDINGS	FORUM	BLAC PROPERTY	PR INDEPEND PROPERTY	BLDG
City of B'ham	100.0%	0	0	0
Bl'ham County	0.0%	0	0	0
BJCC	0.0%	0	0	0
University Medical	0.0%	0	0	0
Bl'ham I.A.A.	0.0%	0	0	0
Other	0.0%	0	0	0
TOTAL	100.0%	0	0	0

BY AREA		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		GRAND TOTAL
City of Ft. Worth	26.3%	1	\$1,163,546	0	1	\$7,153,746	0	\$8,317,292
El Paso County	13.3%	0	\$3,162,963	0	1	\$2,942,683	0	\$6,105,646
SPCC	4.0%	6	\$6,016,473	0	1	\$6,984,673	0	\$12,991,146
University Medical	3.7%	3	\$3,006,576	0	1	\$2,880,576	0	\$5,887,152
El Paso Local	3.1%	6	\$6,163,176	0	1	\$6,163,176	0	\$12,326,352
Other	4.6%	0	\$0	0	1	\$0	0	\$0
	100.0%	1	\$23,449,564	0	1	\$23,084,594	0	\$46,534,158
			100.0%			100.0%		100.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047		2048		2049		2050		2051		2052		2053		2054		2055		2056		2057		2058		2059		2060		2061		2062		2063		2064		2065		2066		2067		2068		2069		2070		2071		2072		2073		2074		2075		2076		2077		2078		2079		2080		2081		2082		2083		2084		2085		2086		2087		2088		2089		2090		2091		2092		2093		2094		2095		2096		2097		2098		2099		2100		2101		2102		2103		2104		2105		2106		2107		2108		2109		2110		2111		2112		2113		2114		2115		2116		2117		2118		2119		2120		2121		2122		2123		2124		2125		2126		2127		2128		2129		2130		2131		2132		2133		2134		2135		2136		2137		2138		2139		2140		2141		2142		2143		2144		2145		2146		2147		2148		2149		2150		2151		2152		2153		2154		2155		2156		2157		2158		2159		2160		2161		2162		2163		2164		2165		2166		2167		2168		2169		2170		2171		2172		2173		2174		2175		2176		2177		2178		2179		2180		2181		2182		2183		2184		2185		2186		2187		2188		2189		2190		2191		2192		2193		2194		2195		2196		2197		2198		2199		2200		2201		2202		2203		2204		2205		2206		2207		2208		2209		2210		2211		2212		2213		2214		2215		2216		2217		2218		2219		2220		2221		2222		2223		2224		2225		2226		2227		2228		2229		2230		2231		2232		2233		2234		2235		2236		2237		2238		2239		2240		2241		2242		2243		2244		2245		2246		2247		2248		2249		2250		2251		2252		2253		2254		2255		2256		2257		2258		2259		2260		2261		2262		2263		2264		2265		2266		2267		2268		2269		2270		2271		2272		2273		2274		2275		2276		2277		2278		2279		2280		2281		2282		2283		2284		2285		2286		2287		2288		2289		2290		2291		2292		2293		2294		2295		2296		2297		2298		2299		2300		2301		2302		2303		2304		2305		2306		2307		2308		2309		2310		2311		2312		2313		2314		2315		2316		2317		2318		2319		2320		2321		2322		2323		2324		2325		2326		2327		2328		2329		2330		2331		2332		2333		2334		2335		2336		2337		2338		2339		2340		2341		2342		2343		2344		2345		2346		2347		2348		2349		2350		2351		2352		2353		2354		2355		2356		2357		2358		2359		2360		2361		2362		2363		2364		2365		2366		2367		2368		2369		2370		2371		2372		2373		2374		2375		2376		2377		2378		2379		2380		2381		2382		2383		2384		2385		2386		2387		2388		2389		2390		2391		2392		2393		2394		2395		2396		2397		2398		2399		2400		2401		2402		2403		2404		2405		2406		2407		2408		2409		2410		2411		2412		2413		2414		2415		2416		2417		2418		2419		2420		2421		2422		2423		2424		2425		2426		2427		2428		2429		2430		2431		2432		2433		2434		2435		2436		2437		2438		2439		2440		2441		2442		2443		2444		2445		2446		2447		2448		2449		2450		2451		2452		2453		2454		2455		2456		2457		2458		2459		2460		2461		2462		2463		2464		2465		2466		2467		2468		2469		2470		2471		2472		2473		2474		2475		2476		2477		2478		2479		2480		2481		2482		2483		2484		2485		2486		2487		2488		2489		2490		2491		2492		2493		2494		2495		2496		2497		2498		2499		2500		2501		2502		2503		2504		2505		2506		2507		2508		2509		2510		2511		2512		2513		2514		2515		2516		2517		2518		2519		2520		2521		2522		2523		2524		2525		2526		2527		2528		2529		2530		2531		2532		2533		2534		2535		2536		2537		2538		2539		2540		2541		2542		2543		2544		2545		2546		2547		2548		2549		2550		2551		2552		2553		2554		2555		2556		2557		2558		2559		2560		2561		2562		2563		2564		2565		2566		2567		2568		2569		2570		2571		2572		2573		2574		2575		2576		2577		2578		2579		2580		2581		2582		2583		2584		2585		2586		2587		2588		2589		2590		2591		2592		2593		2594		2595		2596		2597		2598		2599		2600		2601		2602		2603		2604		2605		2606		2607		2608		2609		2610		2611		2612		2613		2614		2615		2616		2617		2618		2619		2620		2621		2622		2623		2624		2625		2626		2627		2628		2629		2630		2631		2632		2633		2634		2635		2636		2637		2638		2639		2640		2641		2642		2643		2644		2645		2646		2647		2648		2649		2650		2651		2652		2653		2654		2655		2656		2657		2658		2659		2660		2661		2662		2663		2664		2665		2666		2667		2668		2669		2670		2671		2672		2673		2674		2675		2676		2677		2678		2679		2680		2681		2682		2683		2684		2685		2686		2687		2688		2689		2690		2691		2692		2693		2694		2695		2696		2697		2698		2699		2700		2701		2702		2703		2704		2705		2706		2707		2708		2709		2710		2711		2712		2713		2714		2715		2716		2717		2718		2719		2720		2721		2722		2723		2724		2725		2726		2727		2728		2729		2730		2731		2732		2733		2734		2735		2736		2737		2738		2739		2740		2741		2742		2743		2744		2745		2746		2747		2748		2749		2750		2751		2752		2753		2754		2755		2756		2757		2758		2759		2760		2761		2762		2763		2764		2765		2766		2767		2768		2769		2770		2771		2772		2773		2774		2775		2776		2777		2778		2779		2780		2781		2782		2783		2784		2785		2786		2787		2788		2789		2790		2791		2792		2793		2794		2795		2796		2797		2798		2799		2800		2801		2802		2803		2804		2805		2806		2807		2808		2809		2810		2811		2812		2813		2814		2815		2816		2817		2818		2819		2820		2821		2822		2823		2824		2825		2826		2827		2828		2829		2830		2831		2832		2833		2834		2835		2836		2837		2838		2839		2840		2841	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Revenue Breakdown		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037		2038		2039		2040		2041		2042		2043		2044		2045		2046		2047																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

208

35 YEAR - RR : INPUT & OUTPUT

► **INPUT**

POPULATION DATA	2000-2002
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DISCOUNT RATE **YIELD**

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	20.00%	0.000057
El Paso County	0.00290000	15.00%	0.000045
EPDC	0.00163000	10.00%	0.000026
University Medical	0.00104000	6.00%	0.000016
El Paso I.S.D.	1.52000000	95.00%	0.000098
Other	0.00000000	0.00%	0.000000
	3.17970000		0.000075

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	5%	0.00000000
El Paso County	0.00300000	5%	0.00000000
SPCC	0.00193000	5%	0.00000000
University Medical of El Paso I.S.D.	0.70100000	5%	0.00000000
Other	1.30000000	5%	0.00000000
	0.00000000	0%	0.00000000
	1.17070000		0.00000000

SALES TAX RATE	0.020000	0.00%	0.000000
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REGIONAL RETAIL		AREA 100		DEVELOPMENT		REGIONAL UNIVERSITY		SALES						
	Tax	Area 100	Tax	Development	Tax	Regional University	Tax	Sales	Tax					
COMMERCIAL	\$994	2,331,000	0	175	0	425,360,000	0	5,80	0	92,932,000	0	200,00	0	400,120,000
TOTAL						425,360,000				92,932,000				400,120,000

► **OUTPUT**

TOTAL TAX REVENUES		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES	
City of St. Paul	75.3%	\$ 99,368,963	\$ 5 99,368,963	\$ 0	0	0
St. Paul County	14.7%	\$ 53,743,363	\$ 5 53,743,363	\$ 0	0	0
BPCC	4.6%	\$ 14,934,275	\$ 5 14,934,275	\$ 0	0	0
University Medical	7.8%	\$ 29,968,878	\$ 5 29,968,878	\$ 0	0	0
St. Paul L.S.D.	48.7%	\$ 161,637,349	\$ 5 161,637,349	\$ 0	0	0
Other	0.2%	\$ 65,321	\$ 5 65,321	\$ 0	0	0
	100.0%	\$ 377,655,329	\$ 377,655,329	\$ 0	0.0%	0.0%
		100.0%	100.0%			

MAYORAL DISTRICT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	S&B
City of El Paso	100.0%	\$ 31,846,340	\$ 31,846,340	-
El Paso County	0.0%	-	-	-
BPCD	0.0%	-	-	-
University Medical	0.0%	-	-	-
El Paso L.S.D.	0.0%	-	-	-
Other	0.0%	-	-	-
Total	100.0%	\$ 31,846,340	\$ 31,846,340	0.0%

KEY ELEMENT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALARIES
City of St. Paul	10.7%	\$1,557,748	\$1,557,748	\$1
St. Paul County	11.1%	\$3,761,583	\$3,761,583	\$1
SPCD	4.7%	\$6,956,873	\$6,956,873	\$1
University Medical	6.3%	\$9,888,376	\$9,888,376	\$1
St. Paul L&D	11.4%	\$91,237,376	\$91,237,376	\$1
Other	8.9%	\$13,430,776	\$13,430,776	\$1
	78.2%	\$133,483,702	\$133,483,702	\$5.00

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

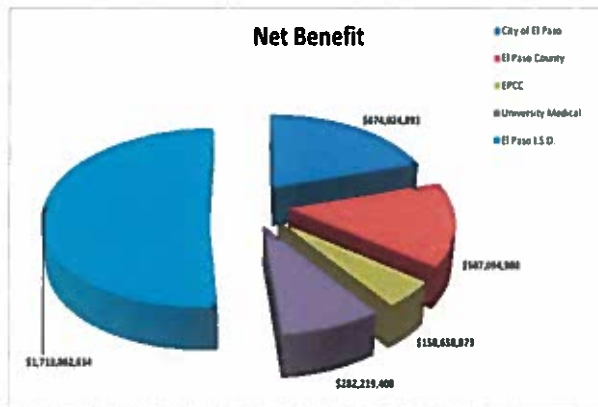
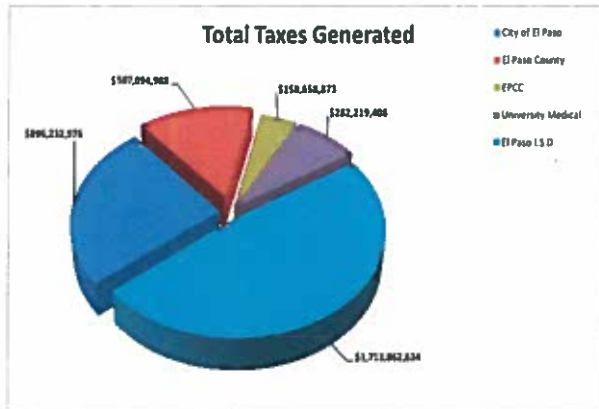
Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

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	\$507,094,988	\$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.	\$1,713,862,834	\$0	\$1,713,862,834
Total	\$3,558,068,879	\$222,208,084	\$3,335,860,794



Financial Feasibility Analysis

[illegible]

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 Duties of Board of Directors:

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

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



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROP_ID	LEGAL_DESC	Owner
680421	BLK 1 MCCOMBS EAST REPLAT A LOT 2B	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 SQ FT)	EP PLAZA PARTNERS LP
652420	BLK 1 MCCOMBS EAST 1 (EXC SWLY PTS) (7.8087 AC)	EP PLAZA PARTNERS LP
650311	B1 TSP 1 SEC 22 T & P SURV (8.4731 AC) OUT OF SEC FOR XMPT PROPERTIES (SANDSTONE RANCH #9)	CITY OF EL PASO
644522	B1 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
642123	UNT 18 ESTANCIAS BELLA MASTER CONDOMINIUMS PLUS 3.5714 % INT IN COM AREA	BELLA ESTANCIAS LLC
642122	UNT 17 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 5 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	B1 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
619912	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
381572	81 TSP 1 SEC 11 T & P SURV 4-A (163.111 AC) & 4-B (1.1670 AC) (164.278 AC)	CITY OF EL PASO
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)	CITY OF EL PASO
362126	81 TSP 1 SEC 13 T & P SURV (9.104 AC)	PEOPLE OF THE STATE OF TEXAS
361634	80 TSP 1 SEC 29 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 5 (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 (529.253 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 SURV 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-B (2.525 AC) & 2-B-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	80 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
107356	80 TSP 1 SEC 17 T & P SURV TR 4-A (0.094 AC)	EL PASO WATER UTILITIES PSB
89254	80 TSP 1 SEC 20 T & P SURV TR 5 (2.836 AC)	EL PASO WATER UTILITIES PSB
86001	80 TSP 1 SEC 29 T & P SURV TR 6-C (6.00 AC)	LUBAS JUAN
85276	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
64491	80 TSP 1 SEC 32 T & P SURV TR 1 (1.1644 AC)	CHASE BANK OF TEXAS (TR)
60424	BLK 1 NORTH DESERT PALMS LOT 2	TROPICANA BUILDING II LTD
51381	80 TSP 1 SEC 18 T & P SURV PONDING AREA (3.4435 AC)	PEOPLE OF THE STATE OF TEXAS

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PROP ID	LEGAL DESC	Owner
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-B-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