CITY CLERK DEPT.
2018 OCT 10 PM5:33

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

DEPARTMENT: **Economic and International Development**

AGENDA DATE: **Introduction: October 16, 2018**
Public Hearing: October 30, 2018

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

DISTRICT(S) AFFECTED: **4**

SUBJECT:
An ordinance approving a Project and Financing Plan for Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas; making various findings related to such plan; identifying the tax increment to be contributed to the Zone's Tax Increment Financing Fund; providing for severability; and providing an effective date.

BACKGROUND/DISCUSSION:
On October 2, 2018, the El Paso City Council approved the creation of Tax Increment Reinvestment Zone Number Thirteen designating a noncontiguous geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code. The created Zone is located in the Northeast are of town and is intended to encourage planned, contiguous residential and commercial development 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 and Northgate Mall sites.

The Zone is additionally intended to serve as a funding mechanism for the design and construction of the Sean Haggerty connection, linking Stonebridge to Nathan Bay Dr. to connect existing isolated communities in Northeast El Paso. The future connection 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, while also spurring 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 future development.

tThe Zone has a 36-year term and will sunset on December 31, 2054. The City is the only anticipated entity that will contribute to the fund. Through adoption of this ordinance the City will contribute thirty-three percent (33%) of its property tax increment to the TIRZ 13 TIF Fund created on October 2, 2018. Additionally, attached as an exhibit to this ordinance is the Final Project and Financing Plan, which governs how TIF Fund revenues can be used to finance eligible projects within the zone. On October 16, the TIRZ

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13 Board will meet to consider approval of the Final Project and Financing Plan contained herein; on October 30, that recommendation will be forwarded to the El Paso City Council as it considers adoption of the plan and increment to be contributed to the Zone's TIF fund.

PRIOR COUNCIL ACTION:

On October 2, 2018, City Council approved creation of the TIRZ.

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 TIF Fund for this Zone was created on October 2, 2018 with adoption of the Zone's creation ordinance.

BOARD/COMMISSION ACTION:

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

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

DEPARTMENT HEAD: _____

Jessica Herrera, Director
Economic & International Development

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ORDINANCE NO. ___

AN ORDINANCE APPROVING A PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN, CITY OF EL PASO, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; IDENTIFYING THE TAX INCREMENT TO BE CONTRIBUTED TO THE ZONE'S TAX INCREMENT FINANCING FUND; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "**Act**") and pursuant to Ordinance No. 018849, adopted by the City Council of the City of El Paso, Texas (the "**City**") on October 2, 2018, the City created Tax Increment Reinvestment Zone Number Thirteen, City of El Paso, Texas (the "**Zone**"); and

WHEREAS, on October 16, 2018, the board of directors of the Zone (the "**Board**") adopted a Project and Financing Plan for the Zone, which is attached hereto as Exhibit "A" (the "**Plan**"), as required by Section 311.011(a) of the Act; and

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

Section 1. <u>Findings.</u>

That the City Council hereby makes the following findings of fact:

1.1 The statements and facts set forth in the recitals of this Ordinance are true and correct.

1.2 That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.

1.3 That the Plan is feasible and the project plan conforms to the City's master plan.

Section 2. <u>Tax Increment.</u>

That in addition to the percentage of tax increment, as defined by Section 311.012(a) of the Act, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the Zone's Tax Increment Financing Fund (the "**TIF Fund**") under an agreement with the City authorized by Section 311.013(f) of the Act, the TIF Fund shall consist of thirty-three percent (33%) of the City's available portion of property tax increment on properties contained within the Zone.

Section 3. <u>Approval of Plan.</u>

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

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Section 4. Severability.

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 5. Effective Date.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED on this _____ day of _____, 2018.

CITY OF EL PASO

_____
Dee Margo, Mayor

ATTEST:

_____
Laura Prine
City Clerk

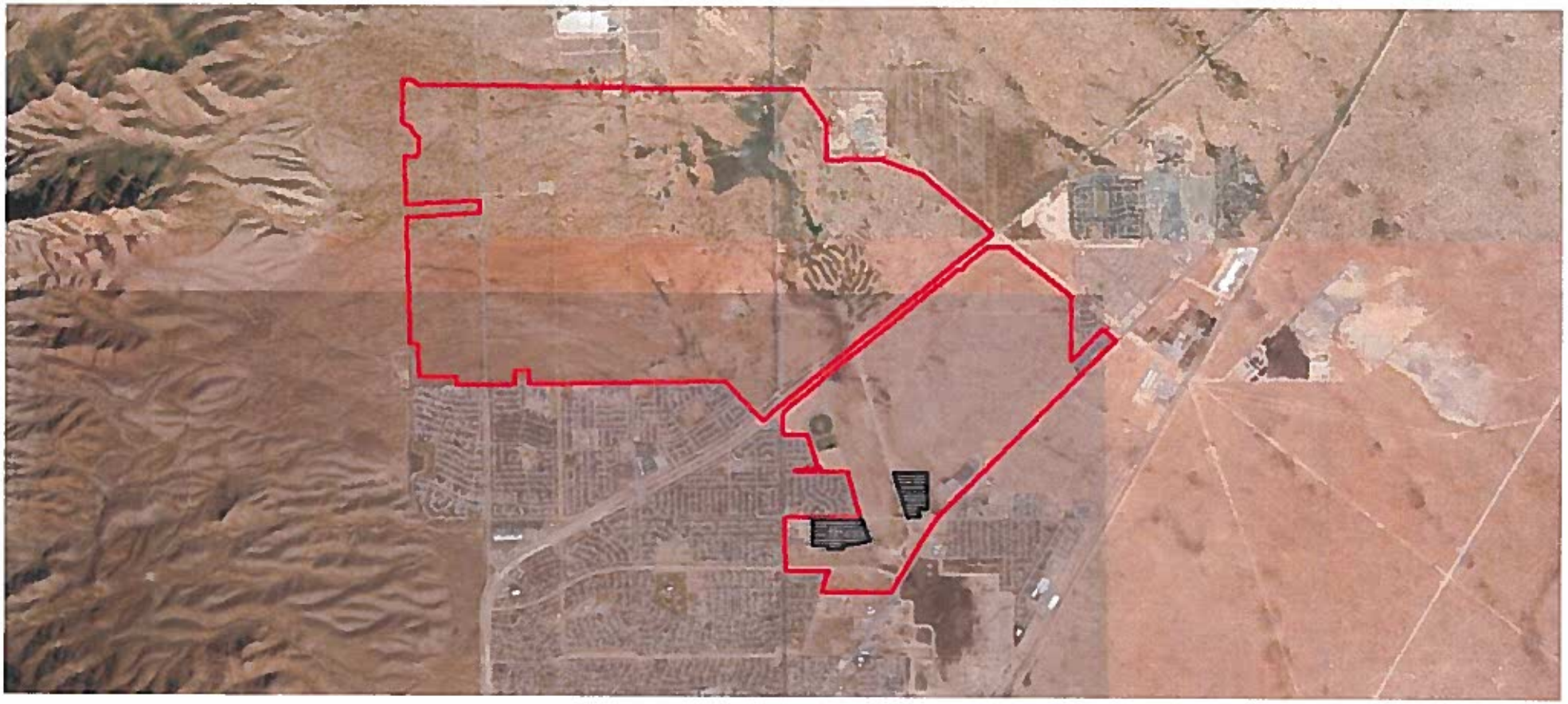
APPROVED AS TO FORM:

Roberta Brito
_____
Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:

_____
Jessica Herrera, Director
Economic & International Development

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.

DAVID PETTIT
Economic Development

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.

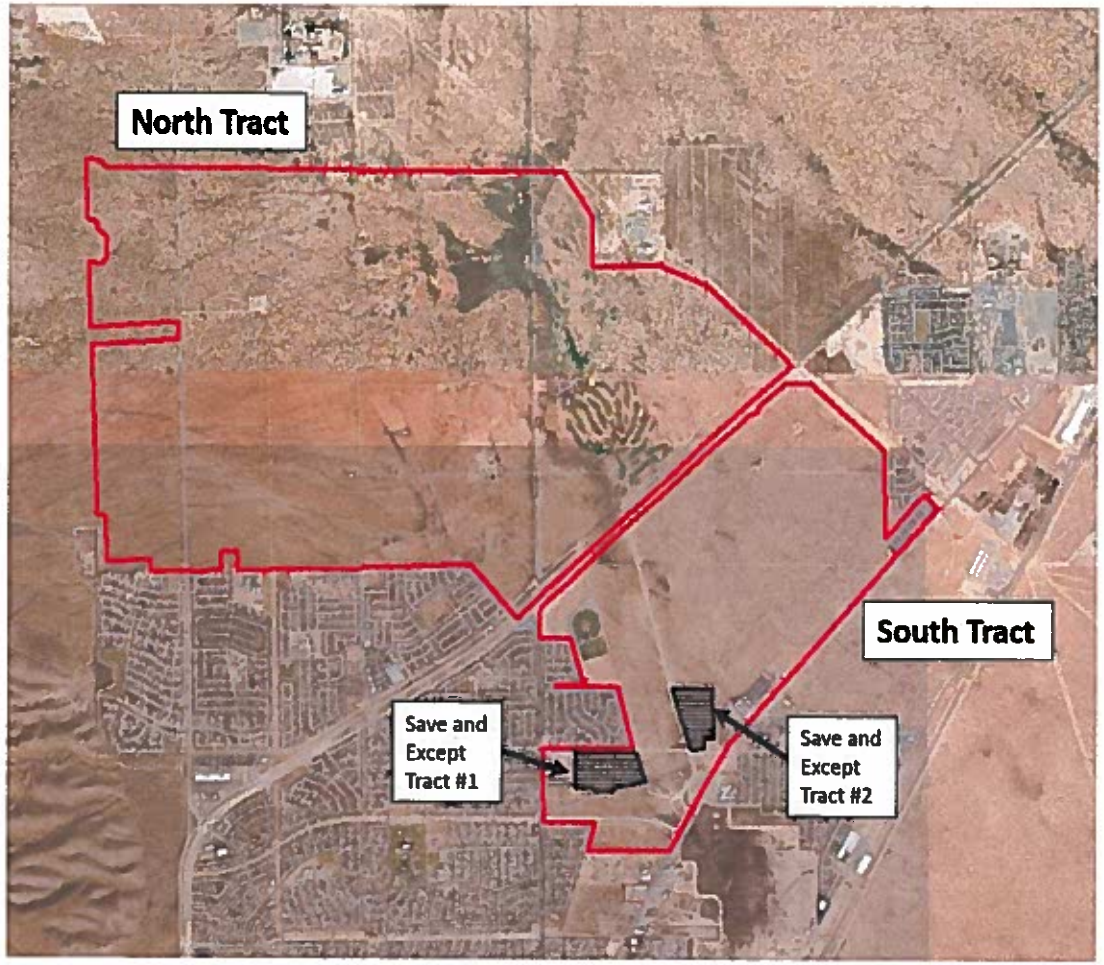
It is anticipated that this connection will both mitigate public safety issues and improve access and connectivity between existing residents and services in the area, as well as spur new economic activity to further support a high quality of life for the area.

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 $293,314,672 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

DAVID PETTIT
Economic Development

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

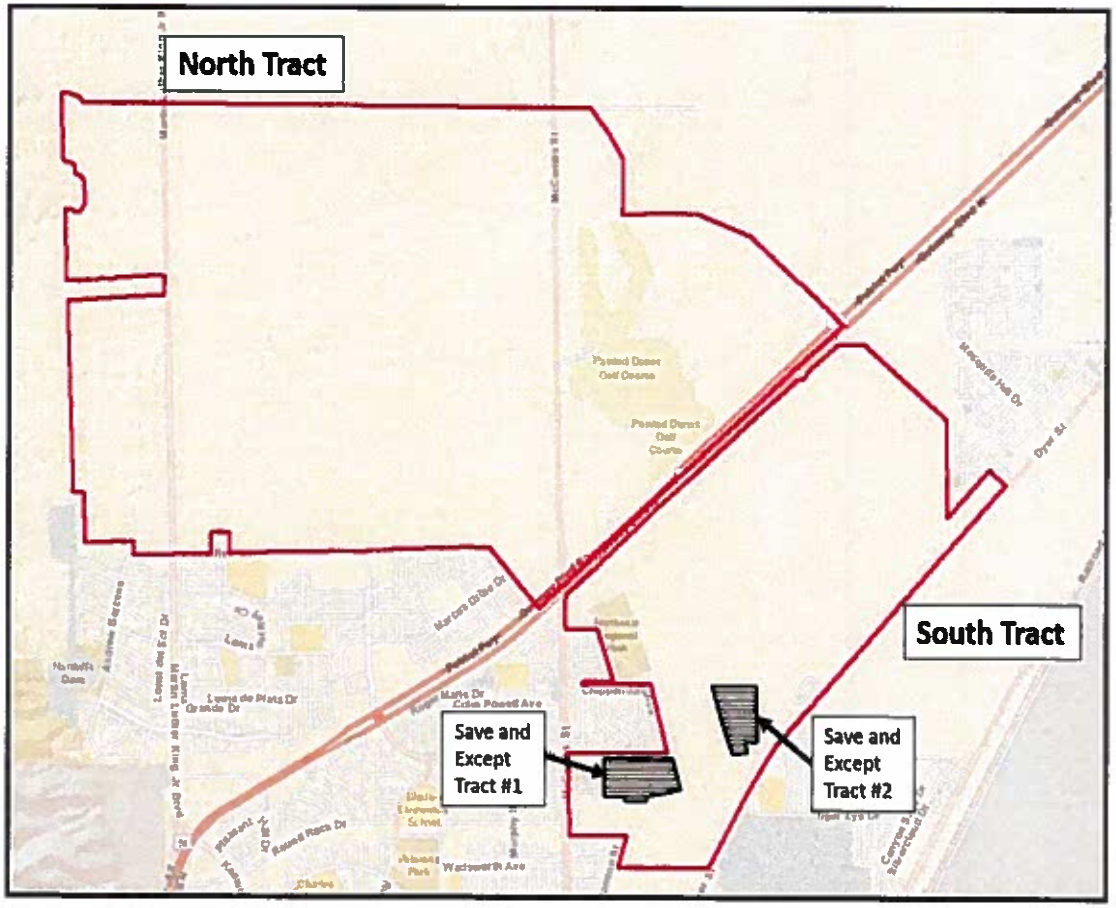
Southwest along the northern ROW boundary for Gateway Boulevard to the point it meets the southern corner of Property ID 170635, thence

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

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

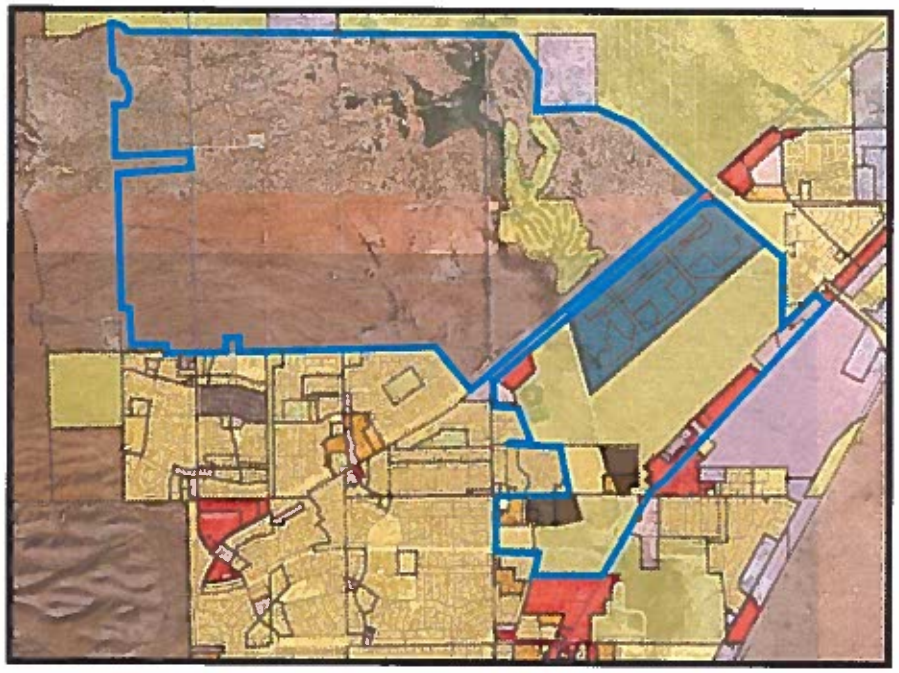
South along the boundary of Property ID 178655 to the point it meets the northern ROW boundary of Sean Haggerty Drive, thence

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.

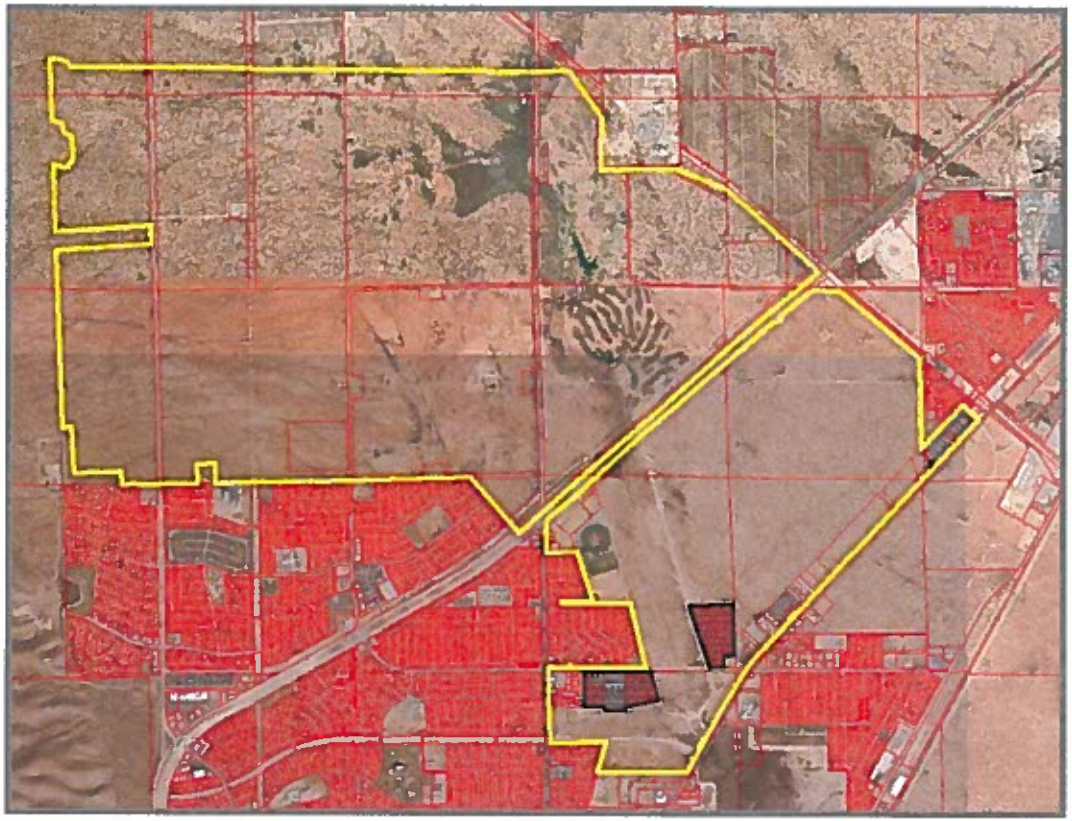
Zoning

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



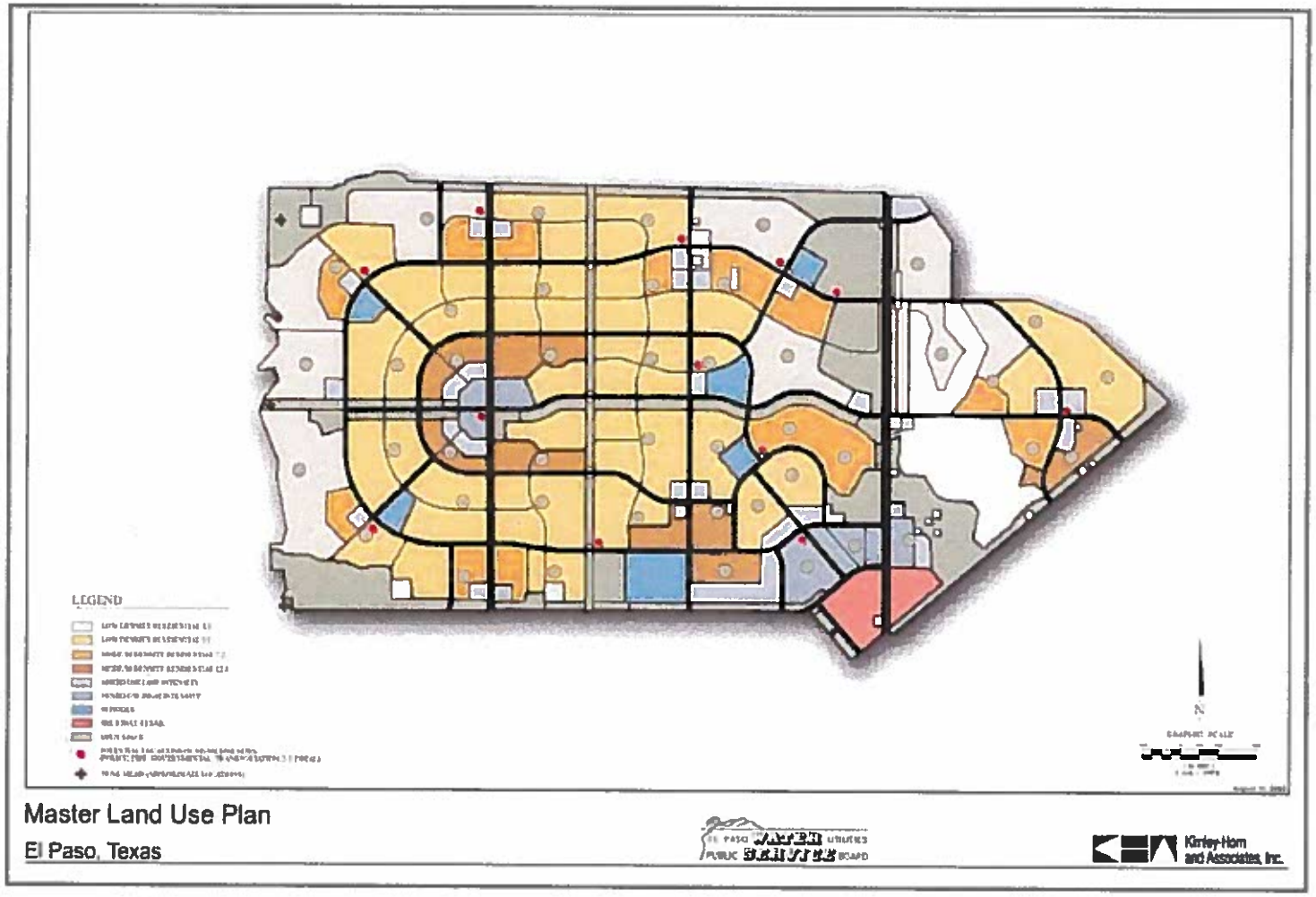
Current Ownership Information

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.

DAVID PETTIT
Economic Development

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	$ 21,998,600	7.5%
Sanitary Sewer Facilities and Improvements	$ 29,331,467	10.0%
Storm Water Facilities and Improvements	$ 29,331,467	10.0%
Transit/Parking Improvements	$ 43,997,201	15.0%
Street and Intersection Improvements* *Including but not limited to the Sean Haggerty Extension - Estimated at $25,000,000	$ 73,328,668	25.0%
Open Space, Park and Recreation Facilities and Improvements	$ 58,662,934	20.0%
Economic Develompent Grants	$ 29,331,467	10.0%
Administrative Costs	$ 7,332,867	2.5%
	$ 293,314,672	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			$5,524,905,000

Output @ Year	2054
GROSS	293,314,672

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 33% 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	33.00%	0.2651319
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
	3.17970500		0.2651319

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
	3.17970500		0.0000000

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

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

35 YEAR LDR3.5 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	33.00%	0.2001310
El Paso County	0.46280400	0.00%	0.0000000
EPCC	0.14163000	0.00%	0.0000000
University Medical	0.29194300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	2.17787000		0.2001310

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	0%	0.0000000
El Paso County	0.46280400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.29194300	0%	0.0000000
El Paso I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.17787000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

LOW DENSITY RESIDENTIAL 3.5	Year	AREA UNITS/SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
RESIDENTIAL	2000	2,000	$ 400,000.00	$ 1,570,000,000	$ -	$ -		$ -
	TOTAL			1,570,000,000		-		-

▶ *OUTPUT*

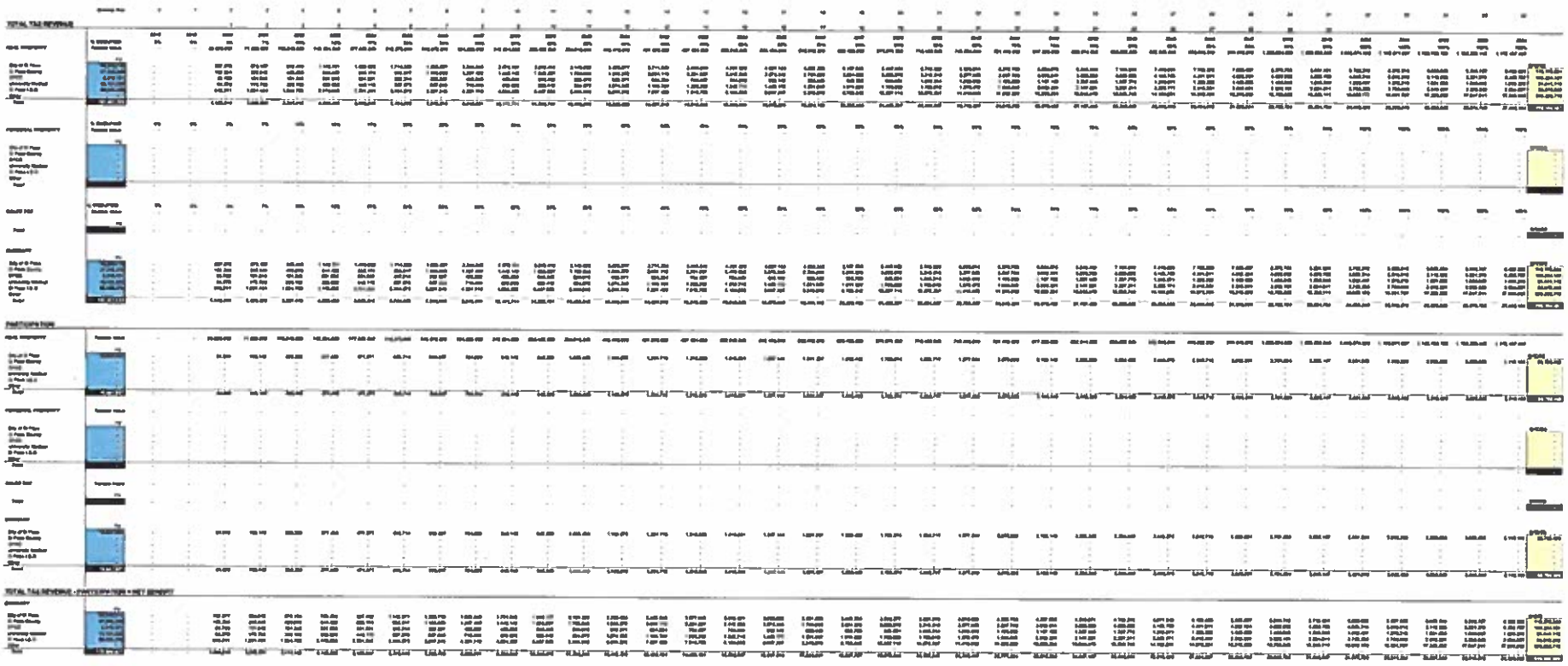
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	$ 176,176,864	=	$ 176,176,864	+	$ -	+	$ -
El Paso County	14.2%	$ 100,304,131	=	$ 100,304,131	+	$ -	+	$ -
EPCC	4.5%	$ 31,411,116	=	$ 31,411,116	+	$ -	+	$ -
University Medical	7.5%	$ 56,573,300	=	$ 56,573,300	+	$ -	+	$ -
El Paso I.S.D.	48.1%	$ 336,306,716	=	$ 336,306,716	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	702,772,147		$ 705,164,457		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 59,700,400	=	$ 59,700,400	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 59,700,400		$ 59,700,400		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	16.0%	$ 116,376,500	=	$ 116,376,500	+	$ -	+	$ -
El Paso County	15.8%	$ 100,304,131	=	$ 100,304,131	+	$ -	+	$ -
EPCC	4.5%	$ 31,411,116	=	$ 31,411,116	+	$ -	+	$ -
University Medical	6.5%	$ 56,573,300	=	$ 56,573,300	+	$ -	+	$ -
El Paso I.S.D.	52.0%	$ 336,306,716	=	$ 336,306,716	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 641,972,147		$ 645,464,049		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - LDR5.5 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	3.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.50343000	35.00%	0.2061319
El Paso County	0.46298000	0.00%	0.0000000
EPCC	0.14163000	0.00%	0.0000000
University Medical	0.29104300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.17970000		0.2061319

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.50343000	0%	0.0000000
El Paso County	0.46298000	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.29104300	0%	0.0000000
El Paso I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970000		0.0000000

Sales Tax Rate	0.0000000	0.00%	0.0000000

LOW DENSITY RESIDENTIAL 5.5	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
RESIDENTIAL	2000	6,010	$ 200,000.00	$ 1,203,000,000	$ -	$ -		
TOTAL				1,203,000,000		-		-

▶ *OUTPUT*

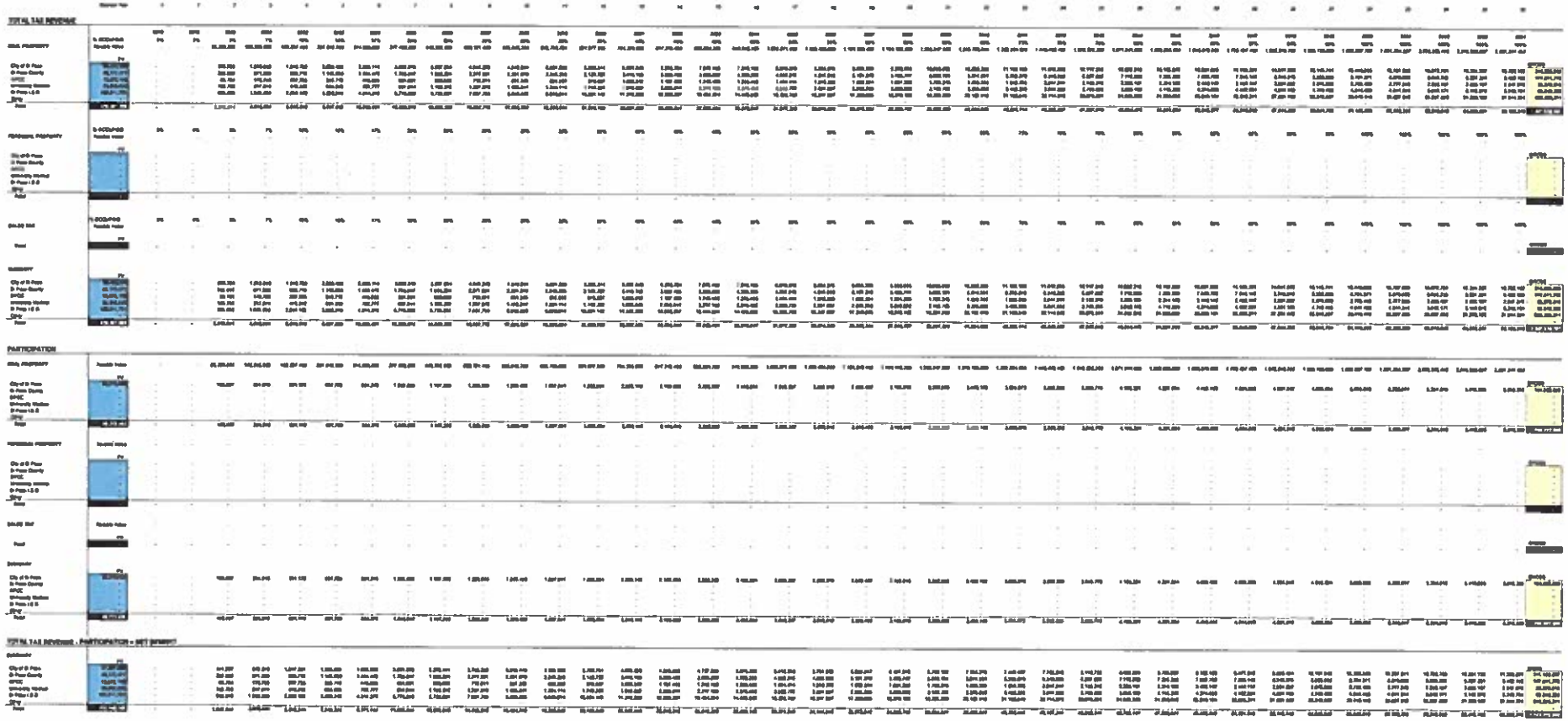
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	$ 318,230,935	=	$ 318,230,935	+	$ -	+	$ -
El Paso County	14.3%	$ 177,811,772	=	$ 177,811,772	+	$ -	+	$ -
EPCC	4.8%	$ 60,576,619	=	$ 60,576,619	+	$ -	+	$ -
University Medical	7.8%	$ 98,848,323	=	$ 98,848,323	+	$ -	+	$ -
El Paso I.S.D.	42.1%	$ 600,296,311	=	$ 600,296,311	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	1,247,535,161		$ 1,247,535,161		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 104,022,900	=	$ 104,022,900	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 104,022,900		$ 104,022,900		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	18.5%	$ 211,196,027	=	$ 211,196,027	+	$ -	+	$ -
El Paso County	15.5%	$ 177,811,772	=	$ 177,811,772	+	$ -	+	$ -
EPCC	4.9%	$ 60,576,619	=	$ 60,576,619	+	$ -	+	$ -
University Medical	8.6%	$ 98,848,323	=	$ 98,848,323	+	$ -	+	$ -
El Paso I.S.D.	62.5%	$ 600,296,311	=	$ 600,296,311	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 1,143,513,252		$ 1,143,513,252		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - MDR7.2 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	33.00%	0.2651319
El Paso County	0.46300400	0.00%	0.0000000
EPCC	0.14153000	0.00%	0.0000000
University Medical	0.25194300	0.00%	0.0000000
El Paso I.S.D.	1.53000000	0.00%	0.0000000
Other	0.00000000	0.00%	0.0000000
	3.17970000		0.2651319

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.46300400	0%	0.0000000
EPCC	0.14153000	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
	3.17970000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

MEDIUM DENSITY RESIDENTIAL 7.2		AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
	Year	SF	$ / SF	TAX VALUE	$ / SF	TAX VALUE	$ / SF	TAX VALUE
RESIDENTIAL	2020	3,130	$ 235,000.00	$ 737,005,000	$ -	$ -		
	TOTAL			737,005,000		-		-

▶ *OUTPUT*

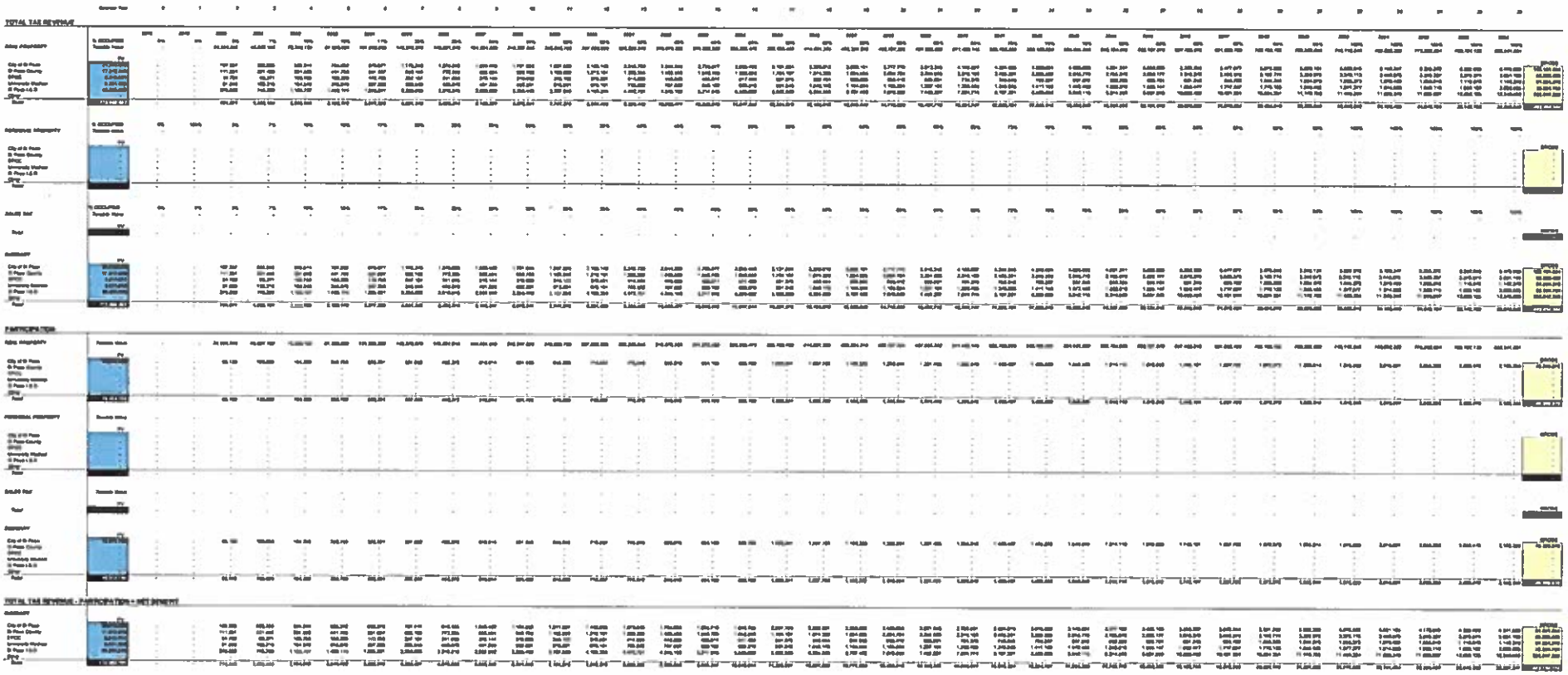
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	26.7%	$ 122,151,434	=	$ 122,151,434	+	$ -	+	$ -
El Paso County	14.2%	$ 65,826,430	=	$ 65,826,430	+	$ -	+	$ -
EPCC	4.8%	$ 21,534,370	=	$ 21,534,370	+	$ -	+	$ -
University Medical	7.9%	$ 36,384,764	=	$ 36,384,764	+	$ -	+	$ -
El Paso I.S.D.	46.1%	$ 232,017,253	=	$ 232,017,253	+	$ -	+	$ -
Other	0.0%	$ -	=		+	$ -	+	$ -
	100.0%	483,434,144		$ 483,434,144		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 40,300,979	=	$ 40,300,979	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 40,300,979		$ 40,300,979		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	16.8%	$ 81,841,454	=	$ 81,841,454	+	$ -	+	$ -
El Paso County	15.8%	$ 65,826,430	=	$ 65,826,430	+	$ -	+	$ -
EPCC	4.8%	$ 21,534,370	=	$ 21,534,370	+	$ -	+	$ -
University Medical	8.0%	$ 36,384,764	=	$ 36,384,764	+	$ -	+	$ -
El Paso I.S.D.	52.8%	$ 232,017,253	=	$ 232,017,253	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 443,134,174		$ 443,134,174		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - MDR12 : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	35.00%	0.2811210
El Paso County	0.46300400	0%	0.0000000
EPCC	0.14153000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970700		0.2811210

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.46300400	0%	0.0000000
EPCC	0.14153000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

MEDIUM DENSITY RESIDENTIAL 12.0	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
RESIDENTIAL	2000	5,040	$ 100,000	$ 576,000,000	$ -	$ -	$ -	$ -
TOTAL				$ 576,000,000		$ -		$ -

▶ *OUTPUT*

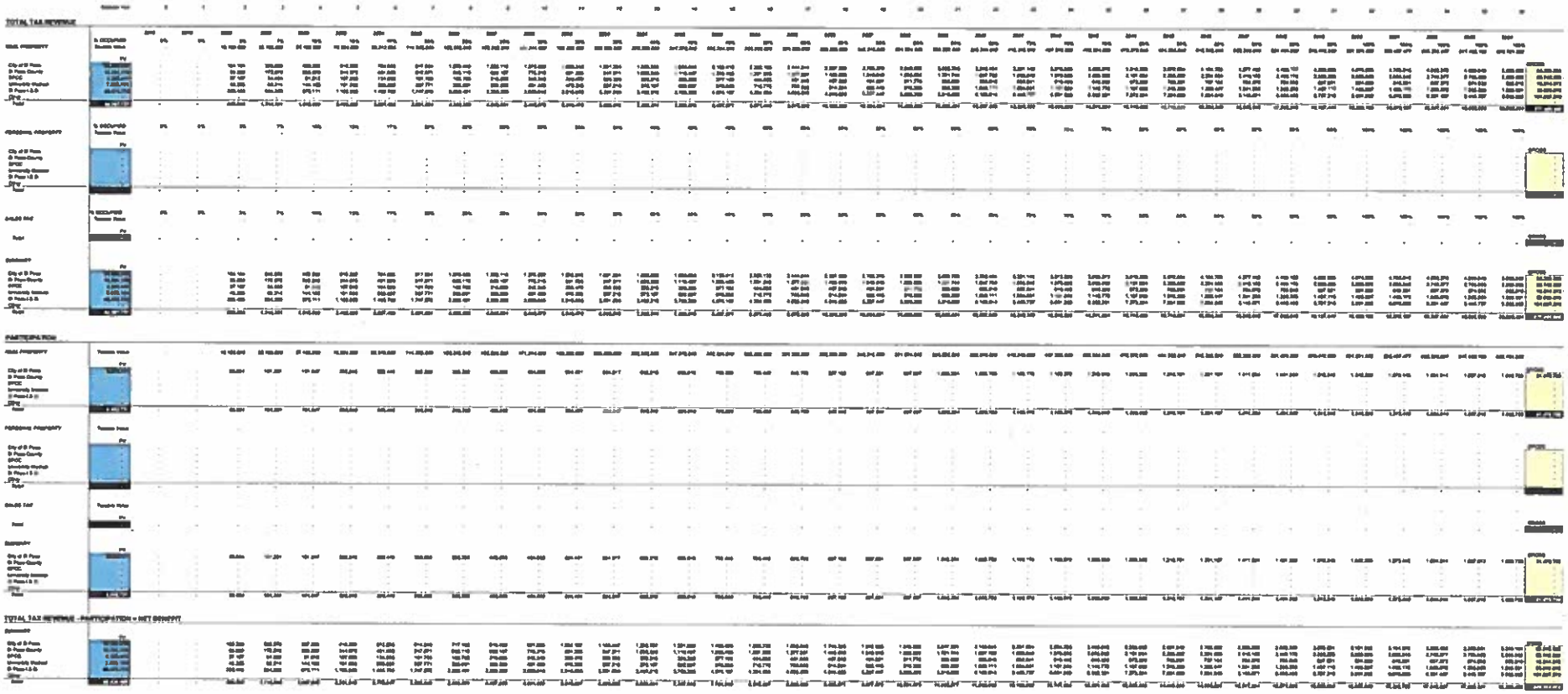
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	35.2%	$ 66,300,003	=	$ 66,300,003	+	$ -	+	$ -
El Paso County	14.2%	$ 53,742,003	=	$ 53,742,003	+	$ -	+	$ -
EPCC	4.3%	$ 16,014,673	=	$ 16,014,673	+	$ -	+	$ -
University Medical	7.6%	$ 28,000,070	=	$ 28,000,070	+	$ -	+	$ -
El Paso I.S.D.	48.1%	$ 181,837,370	=	$ 181,837,370	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 377,495,006		$ 377,495,006		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 31,473,728	=	$ 31,473,728	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 31,473,728		$ 31,473,728		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	18.9%	$ 63,969,306	=	$ 63,969,306	+	$ -	+	$ -
El Paso County	15.9%	$ 53,742,003	=	$ 53,742,003	+	$ -	+	$ -
EPCC	4.8%	$ 16,014,673	=	$ 16,014,673	+	$ -	+	$ -
University Medical	8.4%	$ 28,000,070	=	$ 28,000,070	+	$ -	+	$ -
El Paso I.S.D.	53.9%	$ 181,837,370	=	$ 181,837,370	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 343,563,418		$ 343,563,418		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - MULI : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80543000	33.00%	0.2661319
El Paso County	0.46200400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.23194300	0%	0.0000000
El Paso I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970000		0.2661319

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80543000	0%	0.0000000
El Paso County	0.46200400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.23194300	0%	0.0000000
El Paso I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

MIXED USE LOW INTENSITY	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
COMMERCIAL	2050	3,307,700	$ 100	$ 330,770,000	$ 5.00	$ 16,538,500	$ 205.00	$ 678,540,000
	TOTAL	3,307,700		$ 330,770,000		$ 16,538,500		$ 678,540,000

▶ *OUTPUT*

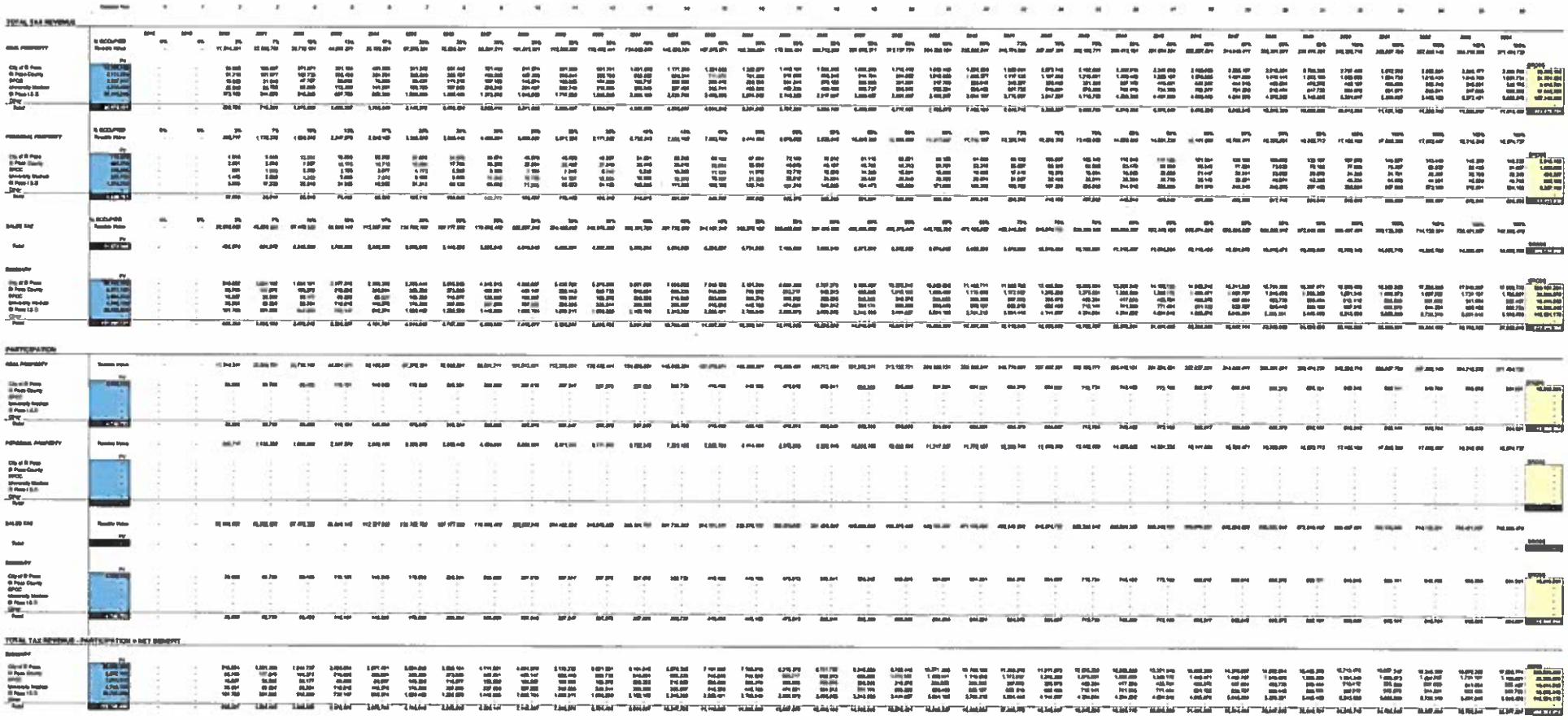
TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.2%	$ 95,300,903	=	$ 95,300,903	+	$ -	+	$ -
El Paso County	14.2%	$ 53,742,963	=	$ 53,742,963	+	$ -	+	$ -
EPCC	4.3%	$ 16,014,873	=	$ 16,014,873	+	$ -	+	$ -
University Medical	7.3%	$ 26,986,976	=	$ 26,986,976	+	$ -	+	$ -
El Paso I.S.D.	48.1%	$ 181,837,379	=	$ 181,837,379	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	377,883,093		$ 377,883,093		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 31,475,726	=	$ 31,475,726	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 31,475,726		$ 31,475,726		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	18.0%	$ 63,825,206	=	$ 63,825,206	+	$ -	+	$ -
El Paso County	15.8%	$ 53,742,963	=	$ 53,742,963	+	$ -	+	$ -
EPCC	4.8%	$ 16,014,873	=	$ 16,014,873	+	$ -	+	$ -
University Medical	8.0%	$ 26,986,976	=	$ 26,986,976	+	$ -	+	$ -
El Paso I.S.D.	53.9%	$ 181,837,379	=	$ 181,837,379	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 346,412,367		$ 346,412,367		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - MUHI : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	[illegible]

DISCOUNT RATE	[illegible]

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

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

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

MIXED USE HIGH INTENSITY	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
COMMERCIAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL		[illegible]		[illegible]		[illegible]		[illegible]

▶ *OUTPUT*

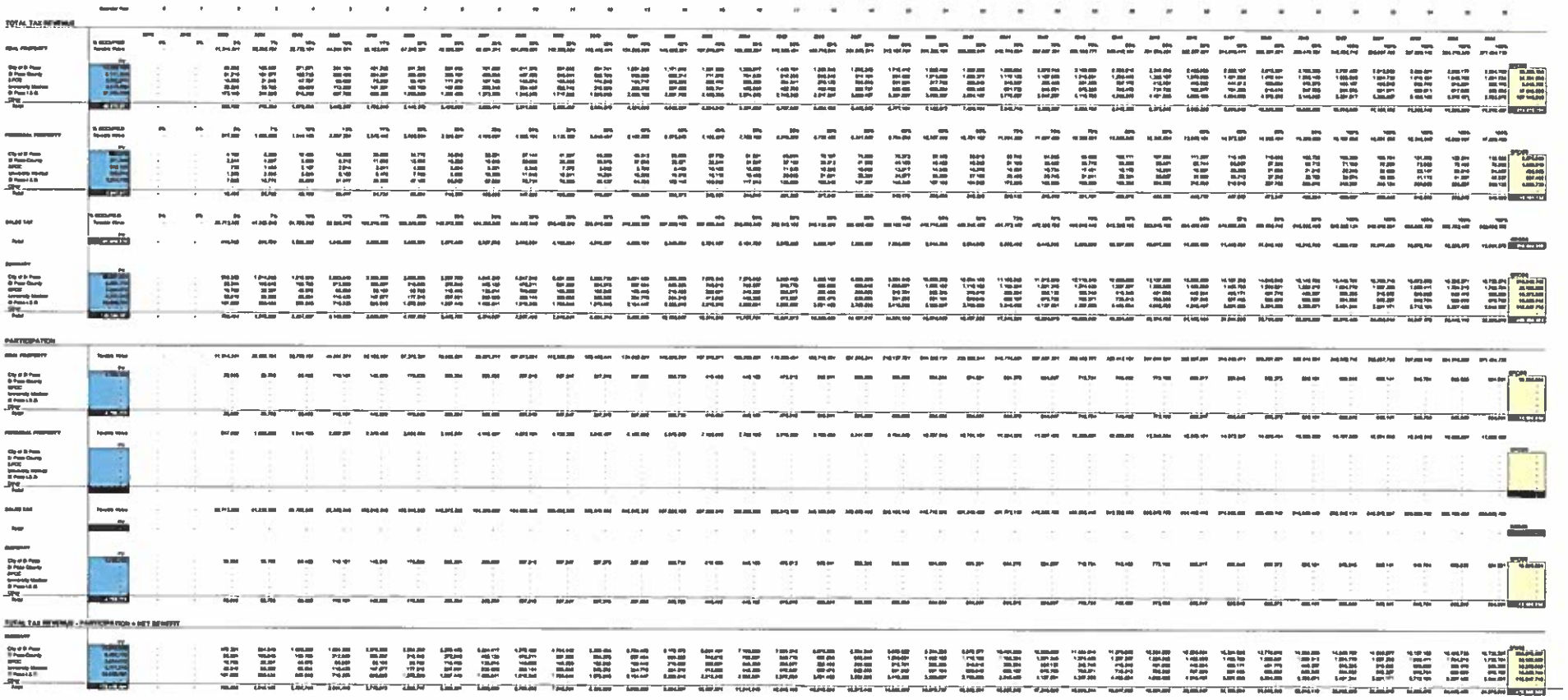
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
El Paso County	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]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

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

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

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

35 YEAR - RR : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00543000	25.00%	0.2061319
El Paso County	0.46200400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.23194300	0%	0.0000000
El Paso I.S.D.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.17079000		0.2061319

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00543000	0%	0.0000000
El Paso County	0.46200400	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.23194300	0%	0.0000000
El Paso I.S.D.	1.52000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.17079000		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000

REGIONAL RETAIL	Year	AREA SF	REAL PROPERTY $ / SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $ / SF	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
COMMERCIAL	2040	2,430,000	$ 175	$ 425,360,000	$ 5.00	$ 12,153,000	$ 200.00	$ 486,120,000
TOTAL				$ 425,360,000		$ 12,153,000		$ 486,120,000

▶ *OUTPUT*

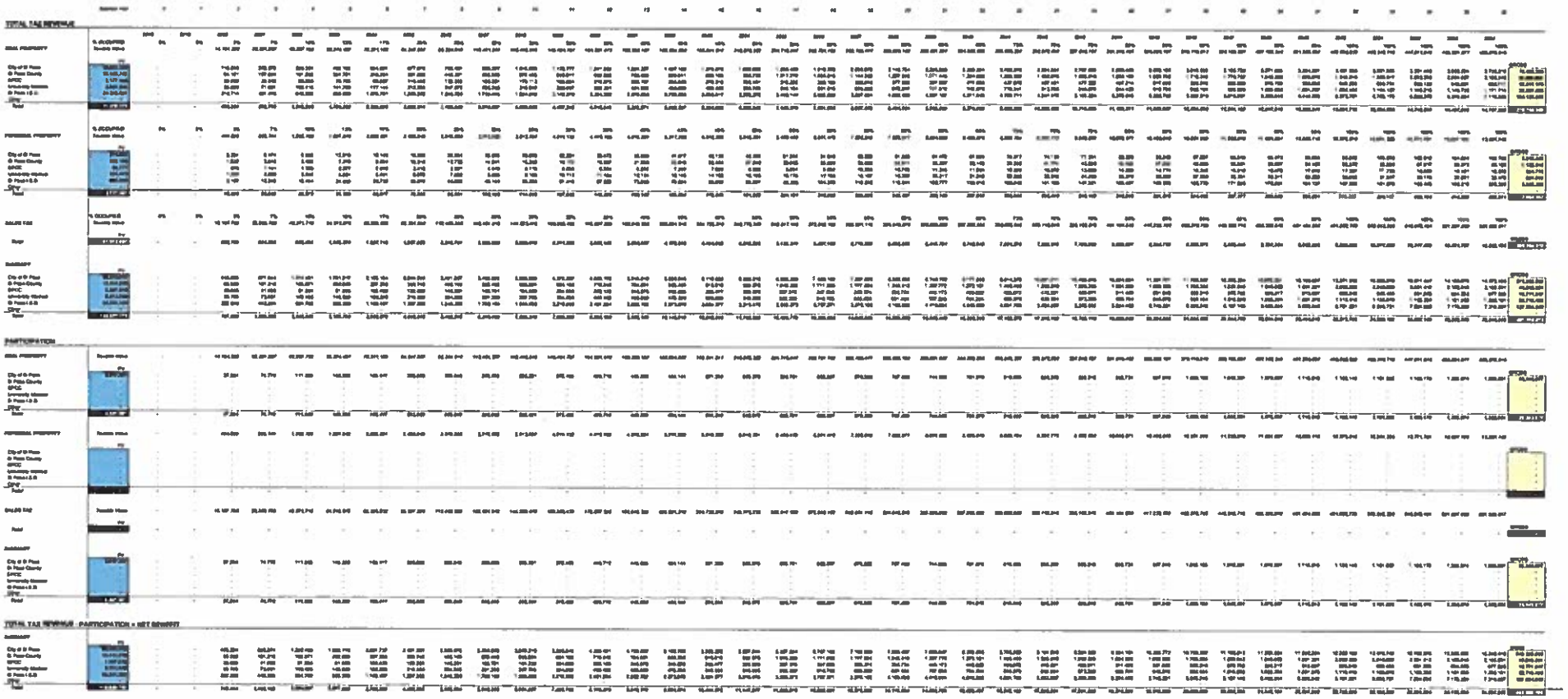
TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	25.3%	$ 95,300,963	=	$ 95,300,963	+	$ -	+	$ -
El Paso County	14.2%	$ 53,742,963	=	$ 53,742,963	+	$ -	+	$ -
EPCC	4.3%	$ 16,514,573	=	$ 16,514,573	+	$ -	+	$ -
University Medical	7.5%	$ 29,000,979	=	$ 29,000,979	+	$ -	+	$ -
El Paso I.S.D.	48.7%	$ 181,637,379	=	$ 181,637,379	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	377,453,856		$ 377,453,856		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 31,473,729	=	$ 31,473,729	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 31,473,729		$ 31,473,729		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	16.0%	$ 63,826,234	=	$ 63,826,234	+	$ -	+	$ -
El Paso County	13.5%	$ 53,742,963	=	$ 53,742,963	+	$ -	+	$ -
EPCC	4.3%	$ 16,514,573	=	$ 16,514,573	+	$ -	+	$ -
University Medical	5.0%	$ 29,000,979	=	$ 29,000,979	+	$ -	+	$ -
El Paso I.S.D.	62.0%	$ 181,637,379	=	$ 181,637,379	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 344,719,128		$ 344,719,128		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

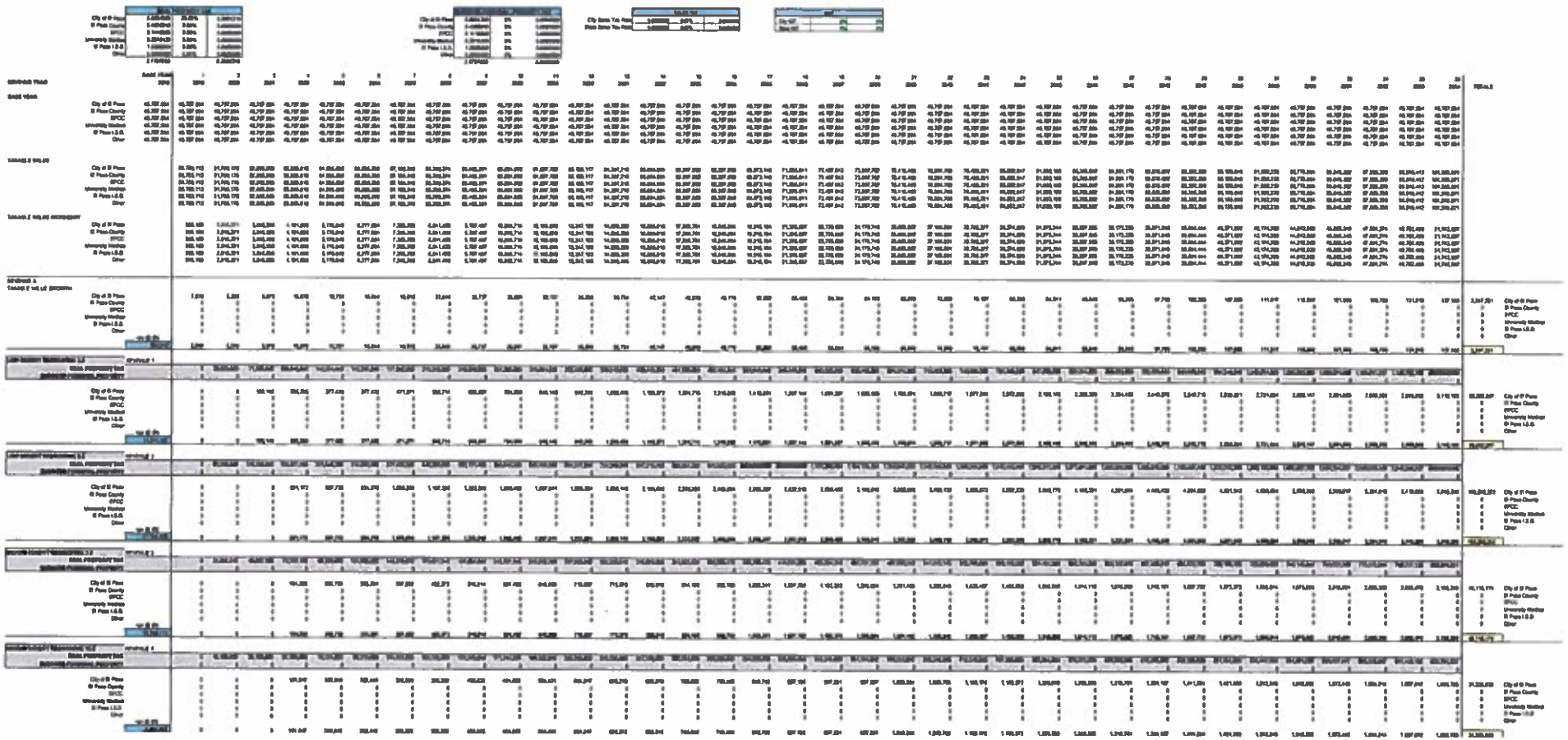
TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

Financial Feasibility Analysis

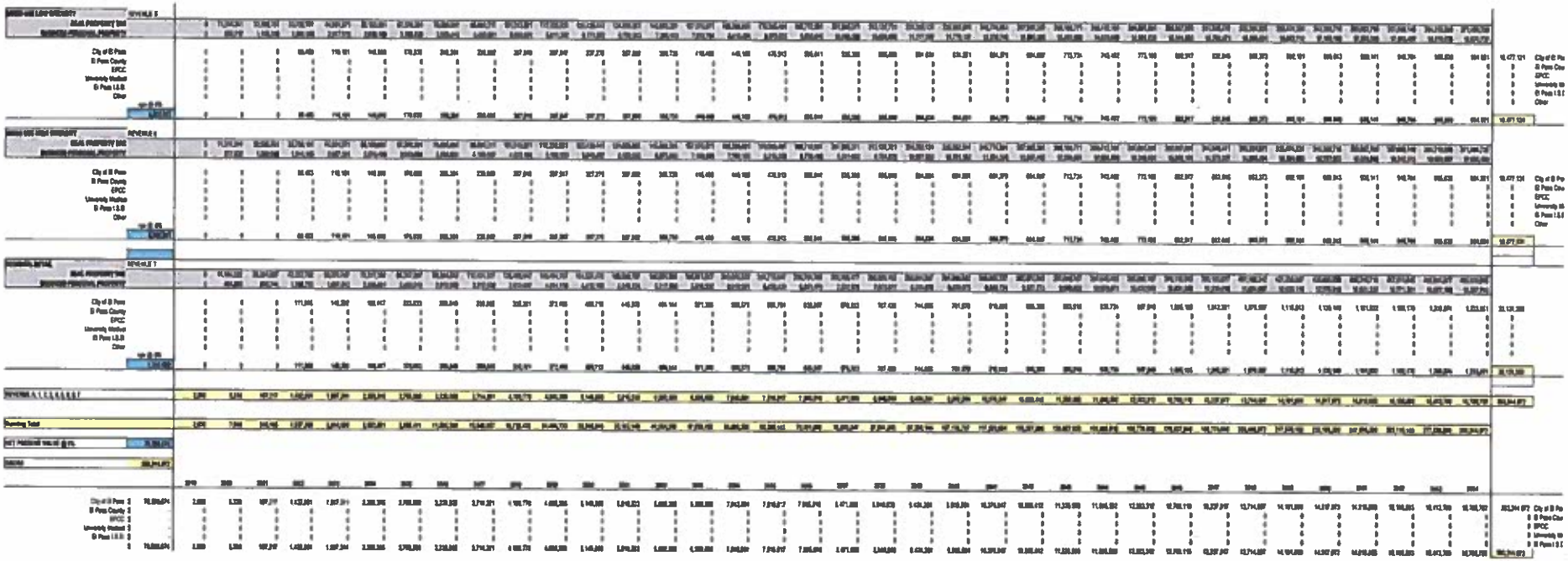
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



DAVID PETTIT
Economic Development

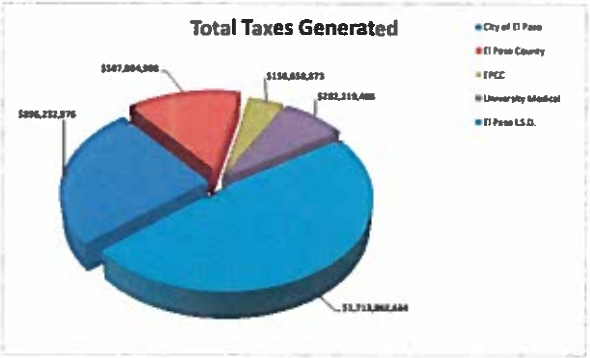
Financial Feasibility Analysis

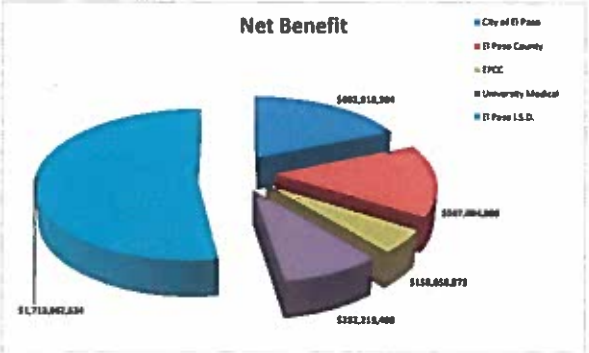
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES



Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	$896,232,976	$293,314,672	$602,918,304
El Paso County	$507,094,988	$0	$507,094,988
EPCC	$158,658,873	$0	$158,658,873
University Medical	$282,219,406	$0	$282,219,406
El Paso I.S.D.	$1,713,862,634	$0	$1,713,862,634
Total	$3,558,068,879	$293,314,672	$3,264,754,207





DAVID PETTIT
Economic Development

Financial Feasibility Analysis

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

DAVID PETTIT
Economic Development

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.

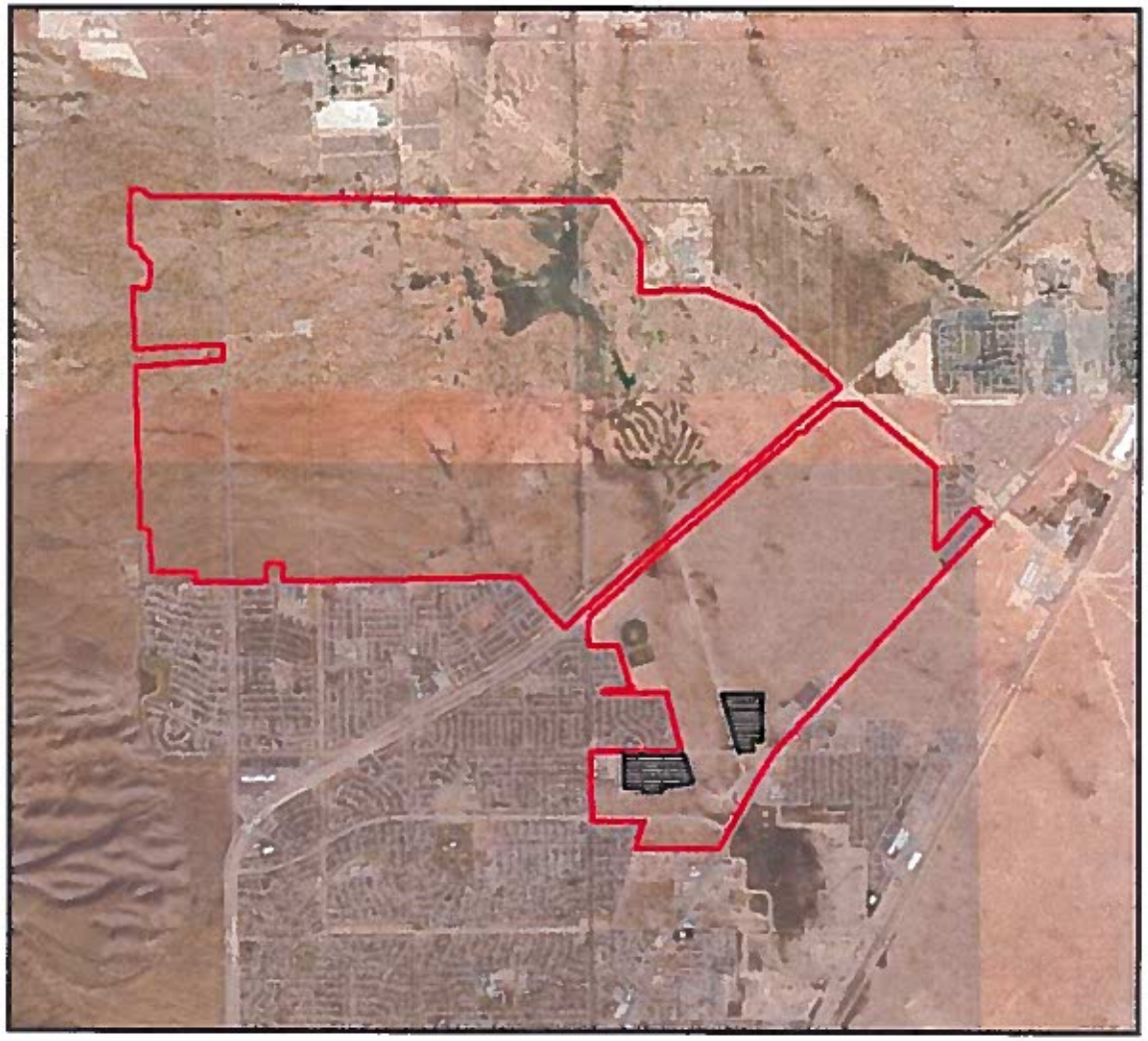
Length of TIRZ #13 in Years:

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	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 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	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
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

APPENDIX A - CURRENT PROPERTY OWNERSHIP

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