

Item 22.1

Project and Financing Plan

Tax Increment Reinvestment Zone #13

City of El Paso, Texas

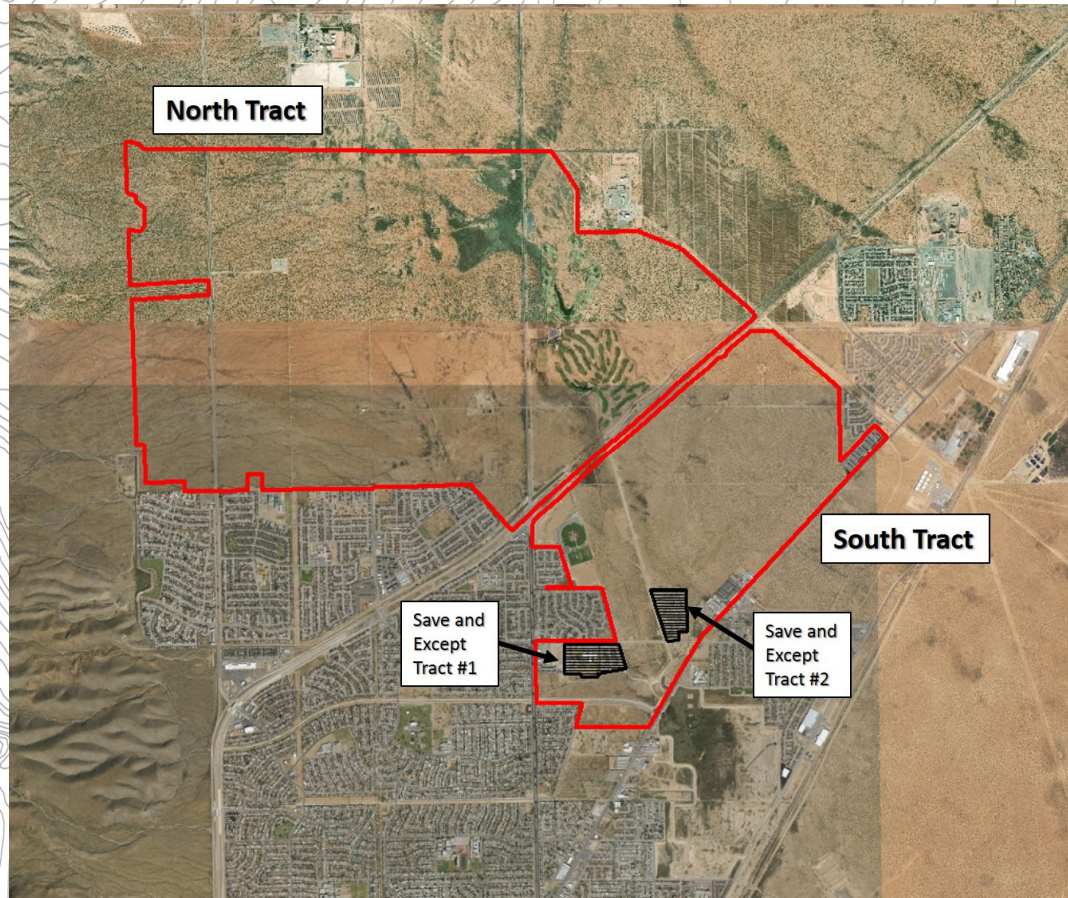
OCTOBER 2018

Purpose

- Boundaries
- Proposed Development
- City Participation
- Project Costs
- Next Steps

Boundaries

Approximately 6,879 acres of mostly vacant land bisected by Gateway Boulevard.



North Tract: Largely zoned G-MU: General Mixed Use, with a master zoning plan in place. The golf course is zoned R-F: Ranch & Farm District.

South Tract: Zoned SCZ T3: Smartcode Transect Zone, R-F: Ranch & Farm District, C-2: Commercial District, and C-3: Commercial District, and A-2: Apartment District.

LEGEND

- LOW DENSITY RESIDENTIAL 1.1
- LOW DENSITY RESIDENTIAL 2.1
- MEDIUM DENSITY RESIDENTIAL 7.2
- MEDIUM DENSITY RESIDENTIAL 12.8
- MEDIUM LOW INTENSITY
- MEDIUM LOW INTENSITY
- SCHOOLS
- REGIONAL RETAIL
- OPEN SPACE
- REGIONAL I-40 SERVICE/INTERMEDIATE TRANSIT POINTS, FUTURE GOVERNMENTAL TRANSPORTATION 2.3 (TOTAL)
- TRAIL HEAD (APPROXIMATE LOCATIONS)

GRAPHIC SCALE

1 INCH = 1 MILE

August 2000



EL PASO **WATER** UTILITIES
PUBLIC **SERVICE** BOARD



**Kimley-Horn
and Associates, Inc.**

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.

TIRZ #13

City Participation

City of El Paso will contribute:

- 33% of its real property increment

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

Real Property Tax		YEARS 2020-2054	
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

Project Costs

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*	\$ 73,328,668	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	\$ 58,662,934	20.0%
Economic Development Grants	\$ 29,331,467	10.0%
Administrative Costs	\$ 7,332,867	2.5%
	\$ 293,314,672	100.0%

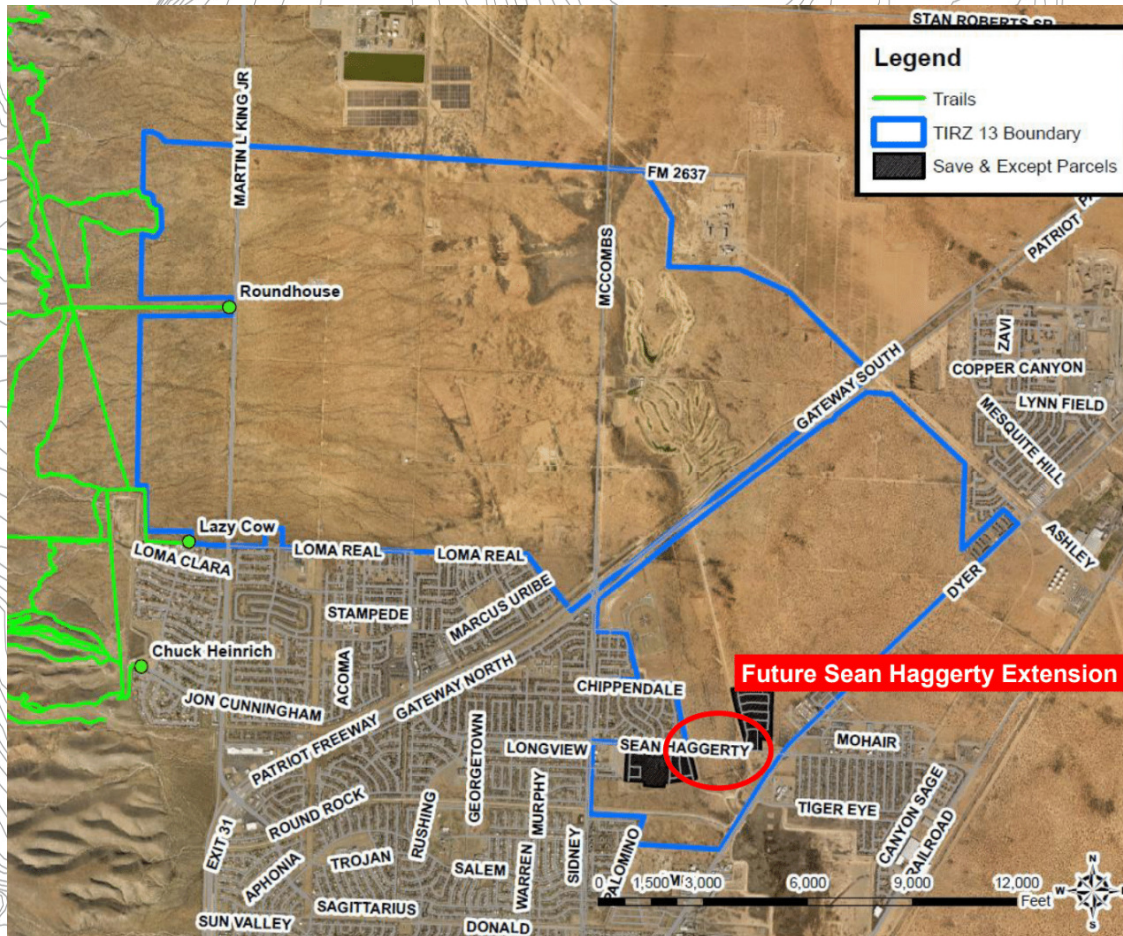
- It is anticipated that funds used for open space improvements may include wayfinding within the TIRZ to better connect future development and improve public access to existing and new trailheads. Additionally, it is anticipated that funding may be used to develop and maintain new trails and trailheads 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.



DAVID PETTIT
Economic Development

PROPOSED TIRZ #13

Project Costs



Future Sean Haggerty Extension:

- Mitigates public safety issues
- Provides needed access for isolated residents
- Provides opportunity for future development