



CITY CLERK DEPT.
2018 JUN 6 PM4:09

Economic and International Development Department

Tax Increment Reinvestment Zone Number 11 (TIRZ No. 11) Board of Directors

Notice of Meeting

DATE: Tuesday, June 12, 2018
TIME: 9:00 a.m.
PLACE: Council Chambers, City Hall
300 N. Campbell - El Paso, Texas 79901

AGENDA

1. **Call To Order, Roll Call, And Establishment Of A Quorum** Dee Margo
2. **Discussion and Action**
 - (a) **Review and Recommend Approval of the Final Project and Financing Plan for TIRZ #11** Elizabeth Triggs
Economic Development
3. **Identification of Items for Future Agenda** Dee Margo
4. **Adjournment** Dee Margo

The Tax Increment Reinvestment Zone 11 Board of the City of El Paso may retire into CLOSED SESSION pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Chapter 551, Subchapter D, to discuss any of the items on this agenda, consistent with the terms of the Open Meetings Act. The Tax Increment Reinvestment Zone 11 Board will return to open session to take any final action.

SECTION 551.071 CONSULTATION WITH ATTORNEY
SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY
SECTION 551.074 PERSONNEL MATTERS
SECTION 551.076 DELIBERATION REGARDING SECURITY DEVICES
SECTION 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS

POSTED: June 6, 2018 City Hall 4:00 pm. By: Paola Gallegos, Economic & International Development Department

PUBLIC NOTICE: Sign Language Interpreters will be provided for this hearing upon request. Request must be made to the Economic Development Department a minimum of 24 hours prior to the date and time of this hearing. Copies of this agenda will be provided in braille, large print or audio tape upon request. Requests must be made a minimum of 48 hours prior to the date and time of this meeting at the following number 915-212-1623.

Public comment on any item posted on the agenda may be taken at the discretion of the Chair in accordance to the Board's adopted by-laws so that any citizen of the City of El Paso shall have a reasonable opportunity to be heard.

Jessica L. Herrera – Director
City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-1624

"Delivering Outstanding Services"

Mayor
Dee Margo

City Council

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District 7
Henry Rivera

District 8
Cissy Lizarraga

City Manager
Tommy Gonzalez

Tax Increment Reinvestment Zone #11

City of El Paso, Texas



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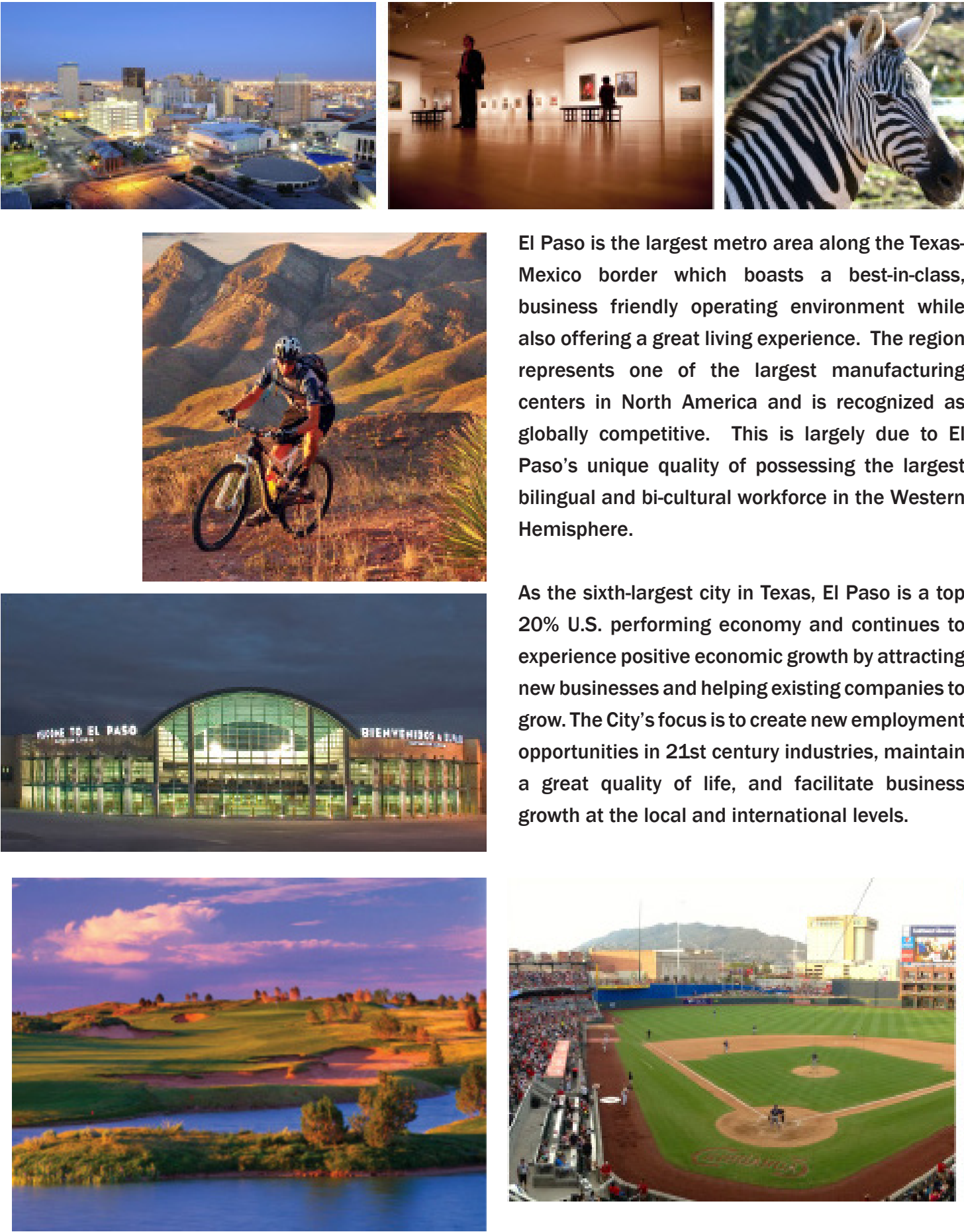
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DISCLAIMER

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.

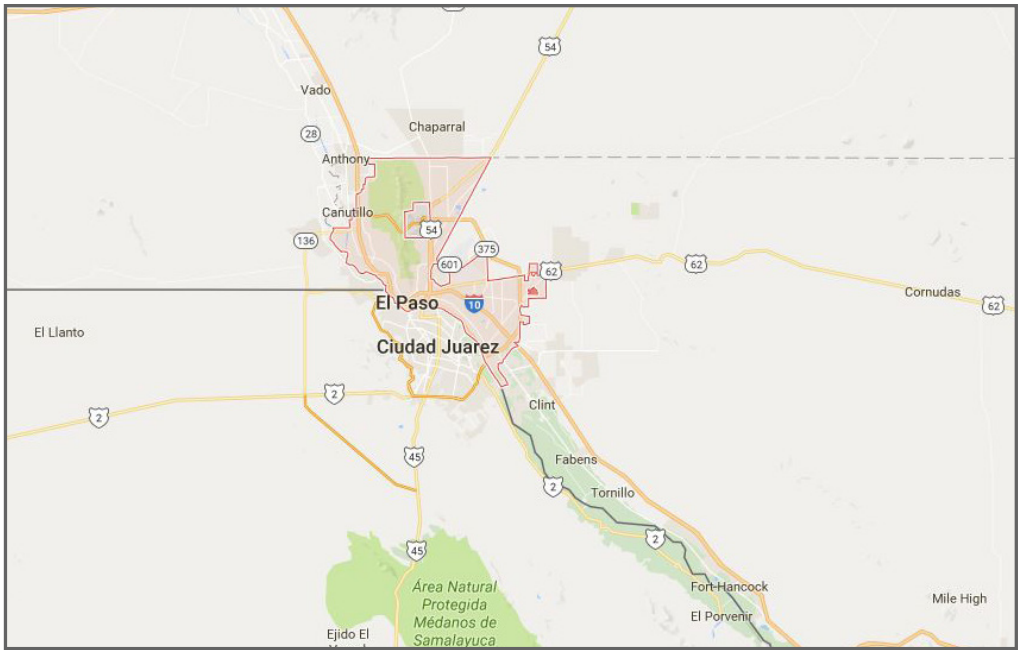


Tax Increment Reinvestment Zone #11, City of El Paso

The goal of Tax Increment Reinvestment Zone #11 (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 #11 will promote the creation of mixed-use development consisting of destination retail and entertainment that will serve as a catalyst for Northeast El Paso.

The project and financing plan outlines the funding of \$26,318,091 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone.

Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.





Boundary Description

El Paso TIRZ #11 is located in the northern portion of the City of El Paso encompassing approximately 50.00 acres. The TIRZ is generally bound by Gateway N Boulevard to the west, Cohen Avenue to the north, Kenworthy Street to the east, and Whispering Springs Drive to the south.

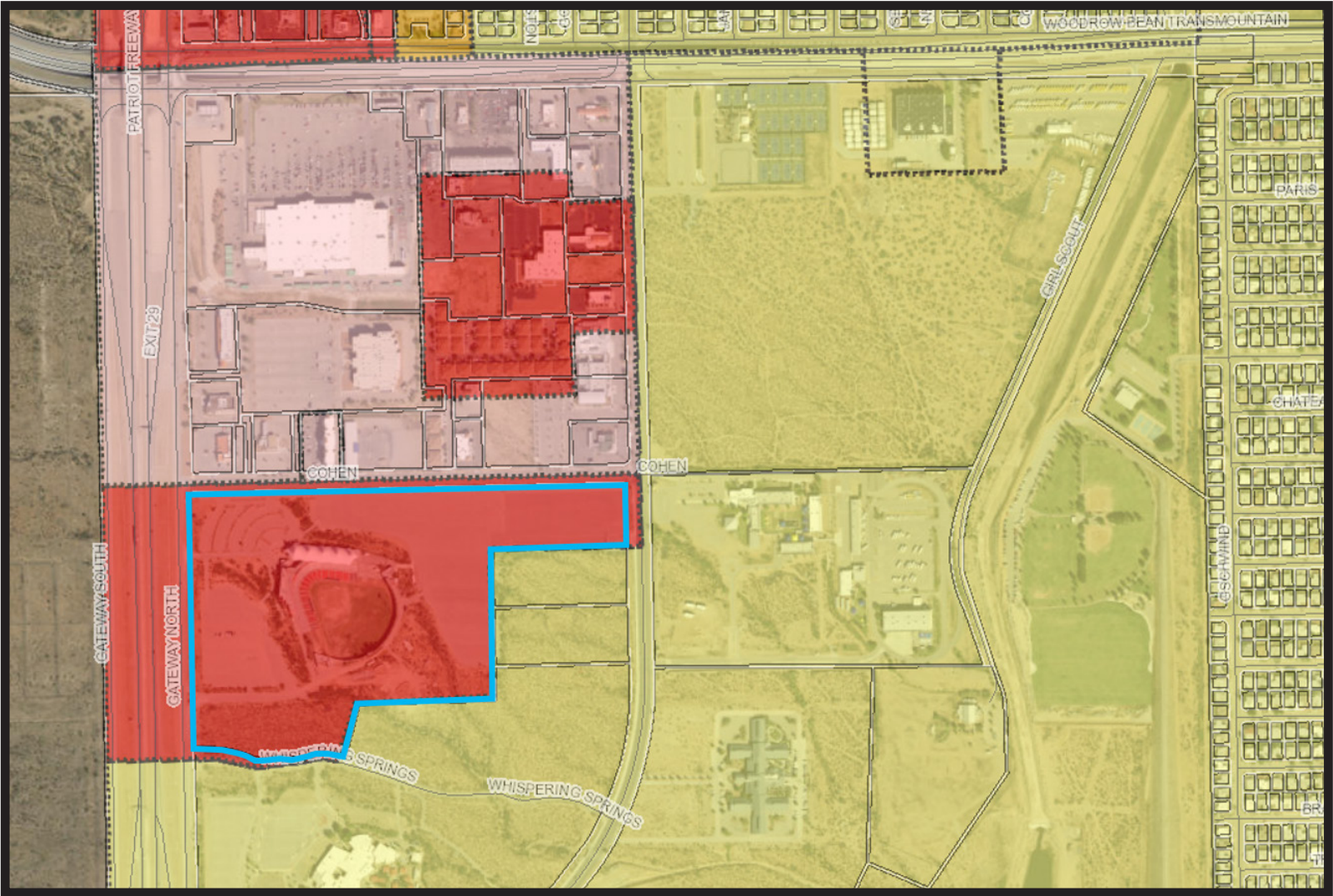
 - TIRZ Boundary

Legal Description

Being that certain tract of land identified as parcel 568428, being more particularly described as follows:

Legal Description: 7 CASTNER RANGE N PT OF BLK (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W), containing 50.00 acres of land.





Land Use

The TIRZ contains Cohen Stadium, an underused 30 year old structure, and its associated parking lots.

Method of Relocating Persons to be Displaced

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

Zoning

The property within the TIRZ is currently zoned as C-4, Regional Commerical (shaded in red). Regional Commercial allows for commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Regional Commercial serves to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

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.

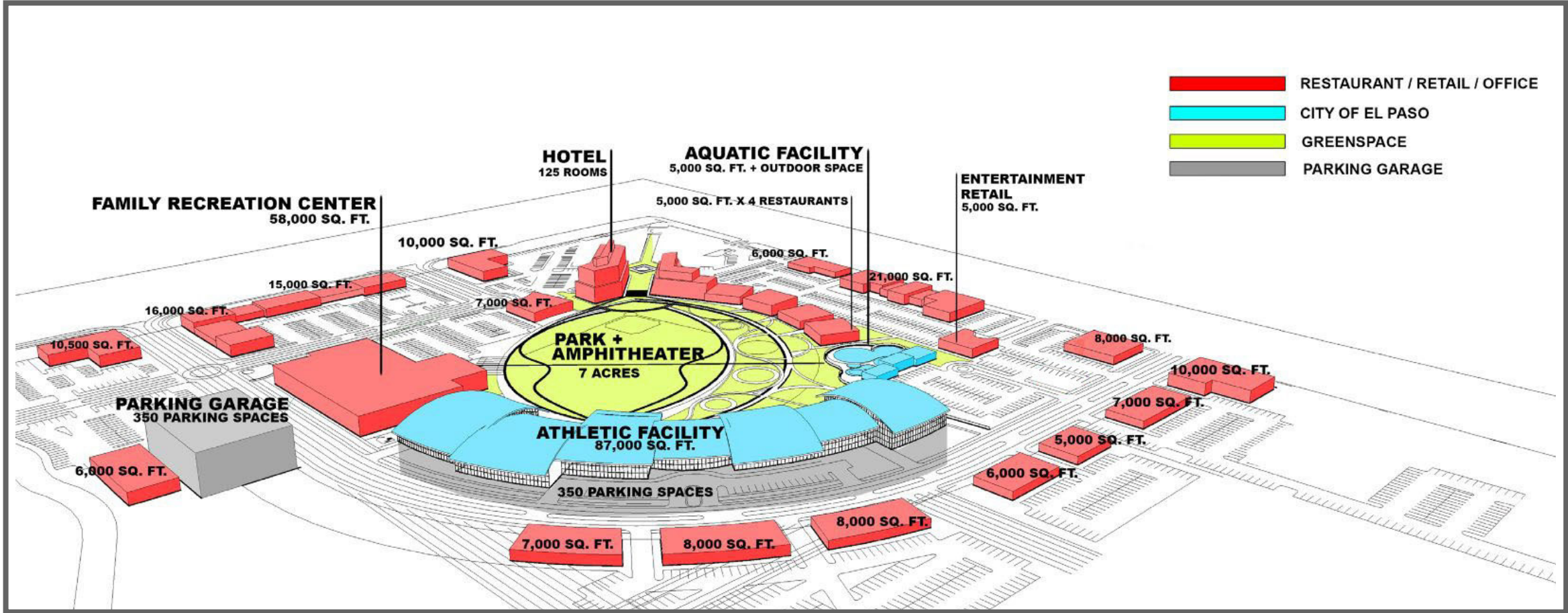


Current Ownership Information

There is currently one parcel within Tax Increment Reinvestment Zone #11, which is owned by the City of El Paso.

For further details of the parcel included within the TIRZ see Exhibit A.

The 2017 estimated base taxable value is \$0.



The proposed TIRZ #11 development is predominantly a large scale mixed-use development totaling more than 1,000,000 square feet of new construction. It is expected to facilitate the construction of a hotel, an entertainment venue, office, retail and restaurant developments, as well as mixed-use development.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #11		
Proposed Project Costs		
Water Facilities and Improvements	\$ 1,973,857	7.5%
Sanitary Sewer Facilities and Improvements	\$ 2,631,809	10.0%
Storm Water Facilities and Improvements	\$ 2,631,809	10.0%
Transit/Parking Improvements	\$ 3,947,714	15.0%
Street and Intersection Improvements	\$ 5,263,618	20.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 3,947,714	15.0%
Economic Developpment Grants	\$ 5,263,618	20.0%
Administrative Costs	\$ 657,952	2.5%
	\$ 26,318,091	100.0%

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 #11 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.

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Public Investment							
Regional Water Park		2020	N/A	N/A	N/A		
Media Broadcasting Studio/Outdoor		2020	N/A	N/A	N/A		
Park + Amphitheater	304,920	2020	N/A	N/A	N/A		
Athletic Facility	87,000	2020	N/A	N/A	N/A		
Hotel							
Hotel #1	125	2020	2022	\$175,000	\$21,875,000		
Office							
Restaurant/Retail/Office - Building #15	7,000	2020	2022	\$175	\$1,225,000	\$0.00	\$0
Restaurant/Retail/Office - Building #16	5,000	2020	2022	\$175	\$875,000	\$0.00	\$0
Restaurant/Retail/Office - Building #17	6,000	2020	2022	\$175	\$1,050,000	\$0.00	\$0
Restaurant/Retail/Office - Building #18	8,000	2022	2024	\$175	\$1,400,000	\$0.00	\$0
Restaurant/Retail/Office - Building #19	8,000	2022	2024	\$175	\$1,400,000	\$0.00	\$0
Restaurant/Retail/Office - Building #20	7,000	2022	2024	\$175	\$1,225,000	\$0.00	\$0
Restaurant							
Restaurant/Retail/Office - Building #5	10,000	2020	2022	\$300	\$3,000,000	\$300.00	\$3,000,000
Restaurant/Retail/Office - Building #6	7,000	2020	2022	\$300	\$2,100,000	\$300.00	\$2,100,000
Restaurant/Retail/Office - Building #7	5,000	2020	2022	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #8	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #9	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #10	5,000	2022	2024	\$300	\$1,500,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #13	8,000	2022	2024	\$300	\$2,400,000	\$300.00	\$2,400,000
Retail							
Family Recreation Center	58,000	2022	2024	\$200	\$11,600,000	\$300.00	\$17,400,000
Entertainment/Retail	5,000	2022	2024	\$200	\$1,000,000	\$300.00	\$1,500,000
Restaurant/Retail/Office - Building #1	6,000	2022	2024	\$200	\$1,200,000	\$300.00	\$1,800,000
Restaurant/Retail/Office - Building #2	10,500	2022	2024	\$200	\$2,100,000	\$300.00	\$3,150,000
Restaurant/Retail/Office - Building #3	16,000	2024	2026	\$200	\$3,200,000	\$300.00	\$4,800,000
Restaurant/Retail/Office - Building #4	15,000	2024	2026	\$200	\$3,000,000	\$300.00	\$4,500,000
Restaurant/Retail/Office - Building #11	6,000	2024	2026	\$200	\$1,200,000	\$300.00	\$1,800,000
Restaurant/Retail/Office - Building #12	21,000	2024	2026	\$200	\$4,200,000	\$300.00	\$6,300,000
Restaurant/Retail/Office - Building #14	10,000	2024	2026	\$200	\$2,000,000	\$300.00	\$3,000,000
Total					\$72,050,000		\$57,750,000

Output @ Year2054

GROSS26,318,091

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City El Paso will contribute 100% of its real property increment.

Debt Service

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

Economic Feasibility Study

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

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

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

Real Property Tax		YEARS 2020-2052	
City of El Paso	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.95970500			0.8034300

Personal Property Tax		Participation	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.95970500			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 HOTEL : 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	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Hotel	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel #1	2020	125	\$ 175,000.00	\$ 21,875,000	\$ -	\$ -	\$ -	\$ -
TOTAL		125		21,875,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	27.1%	\$ 8,323,811	=	\$ 8,323,811	+	\$ -	+	\$ -
El Paso County	15.3%	\$ 4,690,065	=	\$ 4,690,065	+	\$ -	+	\$ -
EPCC	4.8%	\$ 1,467,418	=	\$ 1,467,418	+	\$ -	+	\$ -
University Medical	8.5%	\$ 2,610,216	=	\$ 2,610,216	+	\$ -	+	\$ -
El Paso I.S.D.	44.3%	\$ 13,572,050	=	\$ 13,572,050	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 30,663,560		\$ 30,663,560		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	100.0%	\$ 8,323,811	=	\$ 8,323,811	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 8,323,811		\$ 8,323,811		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso County	21.0%	\$ 4,690,065	=	\$ 4,690,065	+	\$ -	+	\$ -
EPCC	6.6%	\$ 1,467,418	=	\$ 1,467,418	+	\$ -	+	\$ -
University Medical	11.7%	\$ 2,610,216	=	\$ 2,610,216	+	\$ -	+	\$ -
El Paso I.S.D.	60.8%	\$ 13,572,050	=	\$ 13,572,050	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 22,339,750		\$ 22,339,750		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
TOTAL TAX REVENUE																																								
REAL PROPERTY	% OCCUPIED	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		
	Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
		-	-	10,937,500	16,406,250	21,875,000	22,312,500	22,758,750	23,213,925	23,678,204	24,151,769	24,634,803	25,127,499	25,630,049	26,142,650	26,665,503	27,198,183	27,742,789	28,297,645	28,863,598	29,440,870	30,029,687	30,630,281	31,242,887	31,867,744	32,505,009	33,155,201	33,818,305	34,494,671	35,184,565	35,888,256	36,606,021	37,338,142	38,084,905	38,846,603	39,623,535	40,416,005	41,224,325		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
	City of El Paso	2,841,318	-	-	87,875	131,813	175,750	179,265	182,851	186,508	190,238	194,043	197,923	201,882	205,920	210,038	214,239	218,523	222,894	227,352	231,899	236,537	241,268	246,093	251,015	256,035	261,156	266,379	271,706	277,141	282,683	288,337	294,104	299,986	305,986	312,105	318,347	324,714	331,209	8,323,611
	El Paso County	1,600,946	-	-	49,513	74,270	99,027	101,007	103,027	105,088	107,190	109,334	111,520	113,751	116,026	118,346	120,713	123,127	125,590	128,102	130,664	133,277	135,943	138,661	141,435	144,263	147,149	150,092	153,093	156,155	159,278	162,464	165,713	169,028	172,408	175,856	179,373	182,961	186,620	4,690,065
	EPCC	500,901	-	-	15,492	23,237	30,983	31,603	32,235	32,880	33,537	34,208	34,892	35,590	36,302	37,028	37,768	38,524	39,294	40,080	40,882	41,699	42,533	43,384	44,252	45,137	46,040	46,960	47,900	48,858	49,835	50,831	51,846	52,885	53,943	55,022	56,122	57,244	58,389	1,467,418
	University Medical	800,993	-	-	27,556	41,334	55,113	57,339	58,486	59,656	60,849	62,066	63,307	64,573	65,865	67,182	68,526	69,896	71,294	72,720	74,174	75,658	77,171	78,714	80,289	81,894	83,532	85,203	86,907	88,645	90,418	92,226	94,071	95,952	97,871	99,829	101,825	103,862	105,889	2,610,216
	El Paso I.S.D.	4,632,796	-	-	143,281	214,922	286,563	292,294	298,140	304,102	310,184	316,388	322,716	329,170	335,754	342,469	349,318	356,304	363,431	370,699	378,113	385,675	393,389	401,257	409,282	417,467	425,817	434,333	443,020	451,880	460,918	470,136	479,539	489,130	498,912	508,890	519,068	529,450	540,039	13,672,050
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	10,466,954	-	-	323,718	485,577	647,435	660,384	673,592	687,064	700,805	714,821	729,117	743,700	758,574	773,745	789,220	805,005	821,105	837,527	854,277	871,363	888,790	906,566	924,697	943,191	962,055	981,296	1,000,922	1,020,941	1,041,359	1,062,187	1,083,430	1,105,099	1,127,201	1,149,745	1,172,740	1,196,195	1,220,718	30,663,560	
PERSONAL PROPERTY	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-										

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

Financial Feasibility Analysis

35 YEAR - OFFICE : 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	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.00000000
El Paso County	0.45269400	0%	0.00000000
EPCC	0.14163800	0%	0.00000000
University Medical	0.25194300	0%	0.00000000
El Paso I.S.D.	1.31000000	0%	0.00000000
Other	0.00000000	0%	0.00000000
	2.95970500		0.00000000

Sales Tax Rate	0.0200000	0.00%	0.00000000
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Office	Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Restaurant/Retail/Office - Building #15	2020	7,000	\$ 175.00	\$ 1,225,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #16	2020	5,000	\$ 175.00	\$ 875,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #17	2020	6,000	\$ 175.00	\$ 1,050,000	\$ -	\$ -		
Restaurant/Retail/Office - Building #18	2022	8,000	\$ 175.00	\$ 1,400,000				
Restaurant/Retail/Office - Building #19	2022	8,000	\$ 175.00	\$ 1,400,000				
Restaurant/Retail/Office - Building #20	2022	7,000	\$ 175.00	\$ 1,225,000				
TOTAL		41,000		7,175,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	27.1%	\$ 4,746,957	=	\$ 4,746,957	+	\$ -	+	\$ -	
El Paso County	15.3%	\$ 2,674,681	=	\$ 2,674,681	+	\$ -	+	\$ -	
EPCC	4.8%	\$ 836,849	=	\$ 836,849	+	\$ -	+	\$ -	
University Medical	8.5%	\$ 1,488,571	=	\$ 1,488,571	+	\$ -	+	\$ -	
El Paso I.S.D.	44.3%	\$ 7,739,957	=	\$ 7,739,957	+	\$ -	+	\$ -	
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 17,487,015		\$ 17,487,015		\$ -		\$ -	
		100.0%		100.0%		0.0%		0.0%	

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 4,746,957	=	\$ 4,746,957	+	\$ -	+	\$ -	
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 4,746,957		\$ 4,746,957		\$ -		\$ -	
		100.0%		100.0%		0.0%		0.0%	

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
El Paso County	21.0%	\$ 2,674,681	=	\$ 2,674,681	+	\$ -	+	\$ -	
EPCC	6.6%	\$ 836,849	=	\$ 836,849	+	\$ -	+	\$ -	
University Medical	11.7%	\$ 1,488,571	=	\$ 1,488,571	+	\$ -	+	\$ -	
El Paso I.S.D.	60.8%	\$ 7,739,957	=	\$ 7,739,957	+	\$ -	+	\$ -	
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -	
	100.0%	\$ 12,740,058		\$ 12,740,058		\$ -		\$ -	
		100.0%		100.0%		0.0%		0.0%	

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

		Calendar Year																																						
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36		
TOTAL TAX REVENUE																																								
REAL PROPERTY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054			
	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
	Taxable Value	-	-	4,550,000	6,825,000	11,112,500	12,118,750	13,125,000	13,387,500	13,655,250	13,928,355	14,206,922	14,491,061	14,780,882	15,076,499	15,378,029	15,685,590	15,999,302	16,319,288	16,645,674	16,978,587	17,318,159	17,664,522	18,017,812	18,378,169	18,745,732	19,120,647	19,503,060	19,893,121	20,290,983	20,696,803	21,110,739	21,532,954	21,963,613	22,402,885	22,850,943	23,307,962	23,774,121		
	PV																																				GROSS			
	City of El Paso	1,594,178	-	-	36,556	54,834	89,281	97,366	105,450	107,559	109,710	111,905	114,143	116,426	118,754	121,129	123,552	126,023	128,543	131,114	133,736	136,411	139,139	141,922	144,761	147,656	150,609	153,621	156,693	159,827	163,024	166,284	169,610	173,002	176,462	179,991	183,591	187,263	191,008	
	El Paso County	898,243	-	-	20,598	30,896	50,306	54,861	59,416	60,604	61,816	63,053	64,314	65,600	66,912	68,250	69,615	71,008	72,428	73,876	75,354	76,861	78,398	79,966	81,566	83,197	84,861	86,558	88,289	90,055	91,856	93,693	95,567	97,478	99,428	101,417	103,445	105,514	107,624	
	EPOCC	281,040	-	-	6,445	9,667	15,740	17,165	18,590	19,962	19,341	19,728	20,122	20,525	20,935	21,354	21,781	22,217	22,661	23,114	23,577	24,048	24,529	25,020	25,520	26,030	26,551	27,082	27,624	28,176	28,740	29,315	29,901	30,499	31,109	31,731	32,366	33,013	33,673	
	University Medical	499,909	-	-	11,463	17,195	27,997	30,532	33,068	33,729	34,403	35,092	35,793	36,509	37,239	37,984	38,744	39,519	40,309	41,115	41,938	42,776	43,632	44,505	45,395	46,303	47,229	48,173	49,137	50,119	51,122	52,144	53,187	54,251	55,336	56,443	57,571	58,723	59,897	
	El Paso I.S.D.	2,599,323	-	-	59,605	89,408	145,574	158,756	171,938	175,376	178,884	182,461	186,111	189,833	193,630	197,502	201,452	205,481	209,591	213,783	218,058	222,419	226,868	231,405	236,033	240,754	245,569	250,480	255,490	260,600	265,812	271,128	276,551	282,082	287,723	293,478	299,347	305,334	311,441	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	5,872,693	-	-	134,667	202,000	328,897	358,679	388,461	396,231	404,155	412,238	420,483	428,893	437,470	446,220	455,144	464,247	473,532	483,003	492,663	502,516	512,566	522,818	533,274	543,940	554,818	565,915	577,233	588,778	600,553	612,564	624,816	637,312	650,058	663,059	676,320	689,847	703,644	17,487,015	
PERSONAL PROPERTY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054			
	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV																																				GROSS			
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
	EPOCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
SALES TAX	% OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
	PV																																				GROSS			
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
SUMMARY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054			
	PV																																				GROSS			
	City of El Paso	1,594,178	-	-	36,556	54,834	89,281	97,366	105,450	107,559	109,710	111,905	114,143	116,426	118,754	121,129	123,552	126,023	128,543	131,114	133,736	136,411	139,139	141,922	144,761	147,656	150,609	153,621	156,693	159,827	163,024	166,284	169,610	173,002	176,462	179,991	183,591	187,263	191,008	
	El Paso County	898,243	-	-	20,598	30,896	50,306	54,861	59,416	60,604	61,816	63,053	64,314	65,600	66,912	68,250	69,615	71,008	72,428	73,876	75,354	76,861	78,398	79,966	81,566	83,197	84,861	86,558	88,289	90,055	91,856	93,693	95,567	97,478	99,428	101,417	103,445	105,514	107,624	
	EPOCC	281,040	-	-	6,445	9,667	15,740	17,165	18,590	19,962	19,341	19,728	20,122	20,525	20,935	21,354	21,781	22,217	22,661	23,114	23,577	24,048	24,529	25,020	25,520	26,030	26,551	27,082	27,624	28,176	28,740	29,315	29,901	30,499	31,109	31,731	32,366	33,013	33,673	
	University Medical	499,909	-	-	11,463	17,195	27,997	30,532	33,068	33,729	34,403	35,092	35,793	36,509	37,239	37,984	38,744	39,519	40,309	41,115	41,938	42,776	43,632	44,505	45,395	46,303	47,229	48,173	49,137	50,119	51,122	52,144	53,187	54,251	55,336	56,443	57,571	58,723	59,897	
	El Paso I.S.D.	2,599,323	-	-	59,605	89,408	145,574	158,756	171,938	175,376	178,884	182,461	186,111	189,833	193,630	197,502	201,452	205,481	209,591	213,783	218,058	222,419	226,868	231,405	236,033	240,754	245,569	250,480	255,490	260,600	265,812	271,128	276,551	282,082	287,723	293,478	299,347	305,334	311,441	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Total	5,872,693	-	-	134,667	202,000	328,897	358,679	388,461	396,231	404,155	412,238	420,483	428,893	437,470	446,220	455,144	464,247	473,532	483,003	492,663	502,516	512,566	522,818	533,274	543,940	554,818	565,915	577,233	588,778	600,553	612,564	624,816	637,312	650,058	663,059	676,320	689,847	703,644	17,487,015

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

35 YEAR - RETAIL : 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	0.80343000	100.00%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Restaurant/Retail	Year	AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES	
		SF	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Restaurant/Retail/Office - Building #5	2020	10,000	\$ 300.00	\$ 3,000,000	\$ 15.00	\$ 150,000	\$ 300.00	\$ 3,000,000
Restaurant/Retail/Office - Building #6	2020	7,000	\$ 300.00	\$ 2,100,000	\$ 15.00	\$ 105,000	\$ 300.00	\$ 2,100,000
Restaurant/Retail/Office - Building #7	2020	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #8	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #9	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #10	2022	5,000	\$ 300.00	\$ 1,500,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #13	2022	8,000	\$ 300.00	\$ 2,400,000	\$ 15.00	\$ 120,000	\$ 300.00	\$ 2,400,000
Family Recreation Center	2022	58,000	\$ 200.00	\$ 11,600,000	\$ 15.00	\$ 870,000	\$ 300.00	\$ 17,400,000
Entertainment/Retail	2022	5,000	\$ 200.00	\$ 1,000,000	\$ 15.00	\$ 75,000	\$ 300.00	\$ 1,500,000
Restaurant/Retail/Office - Building #1	2022	6,000	\$ 200.00	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 300.00	\$ 1,800,000
Restaurant/Retail/Office - Building #2	2022	10,500	\$ 200.00	\$ 2,100,000	\$ 15.00	\$ 157,500	\$ 300.00	\$ 3,150,000
Restaurant/Retail/Office - Building #3	2024	16,000	\$ 200.00	\$ 3,200,000	\$ 15.00	\$ 240,000	\$ 300.00	\$ 4,800,000
Restaurant/Retail/Office - Building #4	2024	15,000	\$ 200.00	\$ 3,000,000	\$ 15.00	\$ 225,000	\$ 300.00	\$ 4,500,000
Restaurant/Retail/Office - Building #11	2024	6,000	\$ 200.00	\$ 1,200,000	\$ 15.00	\$ 90,000	\$ 300.00	\$ 1,800,000
Restaurant/Retail/Office - Building #12	2024	21,000	\$ 200.00	\$ 4,200,000	\$ 15.00	\$ 315,000	\$ 300.00	\$ 6,300,000
Restaurant/Retail/Office - Building #14	2024	10,000	\$ 200.00	\$ 2,000,000	\$ 15.00	\$ 150,000	\$ 300.00	\$ 3,000,000
TOTAL		192,500		43,000,000		2,887,500		57,750,000

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	49.5%	\$ 63,383,090	=	\$ 14,412,057	+	\$ 964,252	+	\$ 48,006,781
El Paso County	6.8%	\$ 8,663,807	=	\$ 8,120,498	+	\$ 543,310	+	\$ -
EPCC	2.1%	\$ 2,710,715	=	\$ 2,540,725	+	\$ 169,990	+	\$ -
University Medical	3.8%	\$ 4,821,768	=	\$ 4,519,394	+	\$ 302,374	+	\$ -
El Paso I.S.D.	19.6%	\$ 25,071,213	=	\$ 23,498,991	+	\$ 1,572,222	+	\$ -
Other	18.3%	\$ 23,498,991	=	\$ 23,498,991	+	\$ -	+	\$ -
	100.0%	128,149,584		\$ 76,590,655		\$ 3,552,148		\$ 48,006,781
		100.0%		59.8%		2.8%		37.5%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	\$ 14,412,057	=	\$ 14,412,057	+	\$ -	+	\$ -
El Paso County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
EPCC	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
University Medical	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
El Paso I.S.D.	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 14,412,057		\$ 14,412,057		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																							
Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE																																							
REAL PROPERTY	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		
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	PV	-	-	3,300,000	4,950,000	18,000,000	23,700,000	36,200,000	39,600,000	43,000,000	43,860,000	44,737,200	45,631,944	46,544,583	47,475,475	48,424,984	49,393,484	50,381,353	51,388,980	52,416,760	53,465,095	54,534,397	55,625,085	56,737,587	57,872,339	59,029,785	60,210,381	61,414,589	62,642,880	63,896,738	65,173,653	66,477,126	67,806,668	69,162,802	70,546,058	71,956,979	73,396,118	74,864,041	
City of El Paso	4,331,989	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480	
El Paso County	2,440,861	-	-	14,939	22,408	81,485	107,288	163,875	181,678	198,658	198,552	202,523	206,573	210,705	214,919	219,217	223,601	228,073	232,635	242,033	246,874	251,811	256,848	267,224	272,569	278,020	283,581	289,252	295,037	300,938	306,957	313,096	319,358	325,745	332,260	338,905	8,120,488		
EPCC	763,692	-	-	4,674	7,011	25,495	33,568	51,273	56,089	60,804	62,122	63,365	64,632	65,925	67,243	68,588	69,960	71,359	72,786	74,242	75,727	77,241	78,786	80,362	81,969	83,609	85,281	86,986	88,726	90,501	92,311	94,157	96,040	97,961	99,920	101,918	103,957	106,036	
University Medical	1,358,441	-	-	8,314	12,471	46,360	59,710	91,203	99,789	108,335	110,502	112,712	114,966	117,266	119,611	122,003	124,443	126,932	129,471	132,060	134,702	137,396	140,144	142,946	145,805	148,721	151,698	154,730	157,824	160,981	164,200	167,484	170,834	174,251	177,736	181,291	184,918	188,615	
El Paso I.S.D.	7,063,333	-	-	43,230	64,845	236,800	310,470	474,220	518,760	563,300	574,566	586,057	597,778	609,734	621,929	634,367	647,055	659,996	673,196	686,680	700,323	714,401	728,689	743,262	758,128	773,290	788,756	804,531	820,622	837,034	853,775	870,850	888,267	906,033	924,153	942,636	961,489	980,719	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	15,958,306	-	-	97,670	146,505	532,747	701,450	1,071,413	1,172,043	1,272,673	1,298,127	1,334,089	1,350,571	1,377,582	1,405,134	1,433,237	1,461,901	1,491,139	1,520,962	1,551,381	1,582,409	1,614,057	1,646,338	1,679,265	1,712,850	1,747,108	1,782,050	1,817,691	1,854,044	1,891,125	1,928,948	1,967,527	2,006,877	2,047,015	2,087,955	2,129,714	2,172,309	2,215,755	53,091,664
PERSONAL PROPERTY	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		
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	165,000	247,500	1,098,750	1,483,125	2,377,500	2,632,500	2,887,500	2,945,250	3,004,155	3,064,238	3,125,523	3,188,033	3,251,794	3,316,830	3,383,166	3,450,830	3,519,846	3,590,243	3,662,048	3,735,289	3,809,995	3,886,195	3,963,919	4,043,197	4,124,061	4,206,542	4,290,673	4,376,487	4,464,016	4,553,297	4,644,363	4,737,250	4,831,995	4,928,635	5,027,207	
City of El Paso	288,282	-	-	1,326	1,988	8,828	11,916	19,102	21,150	23,199	23,663	24,136	24,619	25,111	25,614	26,126	26,648	27,181	27,725	28,280	28,845	29,422	30,010	30,611	31,223	31,847	32,484	33,134	33,797	34,473	35,162	35,865	36,583	37,314	38,060	38,822	39,598	40,390	
El Paso County	162,433	-	-	747	1,120	4,974	6,714	10,763	11,917	13,072	13,333	13,600	13,872	14,149	14,432	14,721	15,015	15,315	15,622	15,934	16,253	16,578	16,909	17,248	17,593	17,944	18,303	18,669	19,043	19,424	19,812	20,208	20,613	21,025	21,445	21,874	22,312		
EPCC	58,822	-	-	234	351	1,556	2,101	3,729	4,090	4,490	4,172	4,255	4,340	4,427	4,515	4,606	4,698	4,792	4,888	4,985	5,085	5,187	5,291	5,396	5,504	5,614	5,727	5,841	5,958	6,077	6,199	6,323	6,449	6,578	6,710	6,844	6,981		
University Medical	90,401	-	-	416	624	2,768	3,737	5,990	6,632	7,275	7,420	7,569	7,720	7,875	8,032	8,193	8,357	8,524	8,694	8,868	9,045	9,226	9,411	9,599	9,791	9,987	10,187	10,390	10,598	10,810	11,026	11,247	11,472	11,701	11,935	12,174			
El Paso I.S.D.	470,046	-	-	2,162	3,242	14,394	19,429	31,145	34,486	37,826	38,583	39,354	40,142	40,944	41,763	42,599	43,450	44,319	45,206	46,110	47,032	47,973	48,932	49,911	50,909	51,927	52,966	54,025	55,106	56,208	57,332	58,479	59,648	60,841	62,058	63,299	64,565		
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total	1,061,983	-	-	4,884	7,325	32,520	43,896	70,367	77,914	85,461	87,171	88,914	90,692	92,506	94,356	96,244	98,168	100,132	102,134	104,177	106,261	108,386	110,554	112,765	115,020	117,320	119,667	122,060	124,501	126,991	129,531	132,122	134,764	137,459	140,209	143,013	145,873	148,791	
SALES TAX	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		
	% OCCUPIED Taxable Value	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	3,300,000	4,950,000	21,975,000	29,662,500	47,550,000	52,650,000	57,750,000	58,905,000	60,063,100	61,284,762	62,510,457	63,760,666	65,035,880	66,336,597	67,663,329	69,016,596	70,396,928	71,804,866	73,240,964	74,705,783	76,199,899	77,723,897	79,278,374	80,863,942	82,481,221	84,130,845	85,813,462	87,529,731	89,280,326	91,065,933	92,887,251	94,744,996	96,639,896	98,572,694	100,544,148	
Total	14,352,550	-	-	66,000	99,000	439,500	593,250	951,000	1,053,000	1,155,000	1,178,100	1,201,662	1,225,695	1,250,209	1,275,213	1,300,718	1,326,732	1,353,267	1,380,332	1,407,939	1,436,097	1,464,819	1,494,116	1,523,998	1,554,478	1,585,567	1,617,279	1,649,624	1,682,617	1,716,269	1,750,595	1,785,607	1,821,319	1,857,745	1,894,900	1,932,798	1,971,454	2,010,883	
SUMMARY	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		
	PV	-	-	93,839	140,758	592,945	795,579	1,260,943	1,392,309	1,523,674	1,554,147	1,585,230	1,616,935	1,649,274	1,682,259	1,715,904	1,750,222	1,785,227	1,820,931	1,857,360	1,894,497	1,932,387	1,971,035	2,010,455	2,050,665	2,091,678	2,133,511	2,176,182	2,219,705	2,264,099	2,309,381	2,355,569	2,402,680	2,450,734	2,499,749	2,549,744	2,600,738		
City of El Paso	18,972,812	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
El Paso County	2,603,294	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
EPCC	814,514	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
University Medical																																							

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS																																								
		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
PARTICIPATION																																								
REAL PROPERTY	Taxable Value	-	-	3,300,000	4,950,000	18,000,000	23,700,000	36,200,000	39,600,000	43,000,000	43,860,000	44,737,200	45,631,944	46,544,583	47,475,475	48,424,984	49,393,484	50,381,353	51,388,980	52,416,760	53,465,095	54,534,397	55,625,085	56,737,587	57,872,339	59,029,785	60,210,381	61,414,589	62,642,880	63,895,738	65,173,653	66,477,126	67,806,668	69,162,802	70,546,058	71,956,979	73,395,118	74,864,041		
	PV	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480	GROSS 14,412,657	
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	4,331,980	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480	14,412,657
PERSONAL PROPERTY	Taxable Value	-	-	165,000	247,500	1,098,750	1,483,125	2,377,500	2,632,500	2,887,500	2,945,250	3,004,155	3,064,238	3,125,523	3,188,033	3,251,794	3,316,830	3,383,166	3,450,830	3,519,846	3,590,243	3,662,048	3,735,289	3,809,995	3,886,195	3,963,919	4,043,197	4,124,061	4,206,542	4,290,673	4,376,487	4,464,016	4,553,297	4,644,363	4,737,250	4,831,995	4,928,635	5,027,207		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	3,300,000	4,950,000	21,975,000	29,662,500	47,550,000	52,650,000	57,750,000	58,905,000	60,083,100	61,284,762	62,510,457	63,760,666	65,035,880	66,336,597	67,663,329	69,016,596	70,396,928	71,804,866	73,240,964	74,705,783	76,199,899	77,723,897	79,278,374	80,863,942	82,481,221	84,130,845	85,813,462	87,529,731	89,280,326	91,065,933	92,887,251	94,744,996	96,639,896	98,572,694	100,544,148		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																																								
SUMMARY	PV	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480	GROSS 14,412,657	
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	4,331,980	-	-	26,513	39,770	144,617	190,413	290,842	318,158	345,475	352,384	359,432	366,621	373,953	381,432	389,061	396,842	404,779	412,874	421,132	429,555	438,146	446,909	455,847	464,964	474,263	483,748	493,423	503,292	513,358	523,625	534,097	544,779	555,675	566,788	578,124	589,686	601,480	14,412,657	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																								
SUMMARY																																								
SUMMARY	PV	-	-	67,326	100,988	448,328	605,166	970,102	1,074,150	1,176,199	1,201,763	1,225,798	1,250,314	1,275,321	1,300,827	1,326,843	1,353,380	1,380,448	1,408,057	1,436,218	1,464,942	1,494,241	1,524,126	1,554,609	1,585,701	1,617,415	1,649,763	1,682,758	1,716,414	1,750,742	1,785,757	1,821,472	1,857,901	1,895,059	1,932,960	1,971,620	2,011,052	2,051,273	GROSS 46,971,833	
	City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	27,040,860	-	-	142,041	213,061	860,149	1,148,183	1,801,839	1,984,799	2,167,660	2,211,013	2,255,233	2,300,338	2,346,345	2,393,271	2,441,137	2,489,960	2,539,759	2,590,554	2,642,385	2,695,212	2,749,117	2,804,099	2,860,181	2,917,385	2,975,732	3,035,247	3,095,952	3,157,871	3,221,028	3,285,449	3,351,158	3,418,181	3,486,545	3,556,276	3,627,401	3,699,949	3,773,948	90,238,536	

Financial Feasibility Analysis

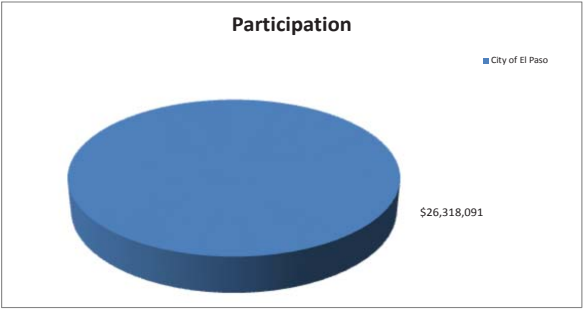
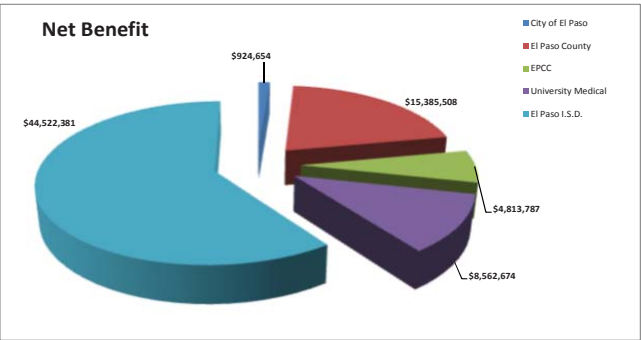
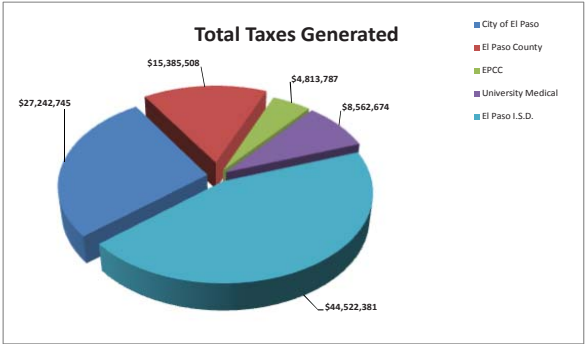
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	\$27,242,745	\$26,318,091	\$924,654
El Paso County	\$15,385,508	\$0	\$15,385,508
EPCC	\$4,813,787	\$0	\$4,813,787
University Medical	\$8,562,674	\$0	\$8,562,674
El Paso I.S.D.	\$44,522,381	\$0	\$44,522,381
Total	\$100,527,095	\$26,318,091	\$74,209,004



Financial Feasibility Analysis

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

[illegible]

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 #11 in Years:

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

Powers and Duties of Board of Directors:

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

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



APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPERTY ID	OWNER	LEGAL DESCRIPTION	Acres	EX.	IMPR. VALUE	LAND VALUE	TAXABLE VALUE
568428	CITY OF EL PASO	7 CASTNER RANGE N PT OF BLK (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W)	50	Y	\$ 8,289,073	\$ 5,091,075	\$ -
			50		\$ 8,289,073	\$ 5,091,075	\$ -