



TAX INCREMENT REINVESTMENT ZONE NUMBER 10

May 09, 2023

**COUNCIL CHAMBERS, CITY HALL, 300 N. CAMPBELL AND VIRTUALLY
10:00 AM**

Teleconference phone number: 1-915-213-4096

Toll free number: 1-833-664-9267

Conference ID: 795-447-859#

Notice is hereby given that a meeting of the Board of Directors for the Tax Increment Reinvestment Zone Number 10 will be held on May 9, 2023 at 10:00 AM for the purpose of considering and taking action on all matters listed on the agenda.

Via the City's website. <http://www.elpasotexas.gov/videos>

Via television on City15,

YouTube: <https://www.youtube.com/user/cityofelpasotx/videos>

In compliance with the requirement that the City provide two-way communication for members of the public, members of the public may communicate with the Board of Directors for the Tax Increment Reinvestment Zone Number 10 regarding agenda items by calling the following number:

1-915-213-4096 or Toll Free Number: 1-833-664-9267

At the prompt please enter the corresponding Conference ID: 795-447-859#

The public is strongly encouraged to sign up to speak on items on this agenda before the start of this meeting on the following links:

To speak on Agenda Items:

<https://app.smartsheet.com/b/form/cc20aad8258146ab8f63761079bd1091>

A quorum of the Board of Directors for the Tax Increment Reinvestment Zone Number 10 must participate in the meeting.

AGENDA

1. Discussion and action on the election of a Vice-Chair.

[23-646](#)

All Districts

Economic and International Development, Karina Brascalla, (915) 212-1570

Economic and International Development, Elizabeth Triggs, (915) 212- 0094

2. Discussion and action on a Resolution approving the allocation of \$600,000 to the Paseo del Norte Traffic Signal project from the Tax Increment Reinvestment Zone Number 10 Tax Increment Financing Fund.

[23-638](#)

District 1

Economic and International Development, Karina Brascalla, (915) 212-1570

Economic and International Development, Elizabeth Triggs, (915) 212- 0094

EXECUTIVE SESSION

The Board of Directors for the Tax Increment Reinvestment Zone Number 10 may retire into EXECUTIVE 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 following: (The items listed below are matters of the sort routinely discussed in Executive Session, but the Board may move to Executive Session any of the items on this agenda, consistent with the terms of the Open Meetings Act and the Rules of City Council.) The Board will return to open session to take any final action and may also, at any time during the meeting, bring forward any of the following items for public discussion, as appropriate.

Section 551.071	CONSULTATION WITH ATTORNEY
Section 551.072	DELIBERATION REGARDING REAL PROPERTY
Section 551.073	DELIBERATION REGARDING PROSPECTIVE GIFTS
Section 551.074	PERSONNEL MATTERS
Section 551.076	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS
Section 551.087	DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS
Section 551.089	DELIBERATION REGARDING SECURITY DEVICES OR SECURITY AUDITS; CLOSED MEETING

ADJOURN

NOTICE TO THE PUBLIC:

Sign Language Interpreters are provided for the meetings.

ALL AGENDAS ARE PLACED ON THE INTERNET ON THURSDAY PRIOR TO THE MEETING AT THIS ADDRESS: <https://elpasotexas.legistar.com/Calendar.aspx>



El Paso, TX

300 N. Campbell
El Paso, TX

Legislation Text

File #: 23-646, Version: 1

CITY OF EL PASO, TEXAS LEGISTAR AGENDA ITEM SUMMARY FORM

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

*Please choose District and Department from drop down menu. Please post exactly as example below.
No Title's, No emails. Please use ARIAL 10 Font.*

All Districts

Economic and International Development, Karina Brascgalla, (915) 212-1570
Economic and International Development, Elizabeth Triggs, (915) 212- 0094

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.
Discussion and action on the election of a Vice-Chair.

ORDINANCE NO. 018749

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS, DESIGNATING A NONCONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TEN, CITY OF EL PASO; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of El Paso, Texas (the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the Act provides that the governing body of a municipality by ordinance may designate a noncontiguous geographic area that is in the corporate limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council desires to promote the development of a certain noncontiguous geographic area in the City, which is more specifically described in *Exhibits "A" and "B"* of this Ordinance (the "Zone"), through the creation of a new reinvestment zone as authorized by and in accordance with the Tax Increment Financing Act, codified at Chapter 311 of the Texas Tax Code; and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Ten, City of El Paso*, attached as *Exhibit C* (hereinafter referred to as the "Preliminary Project and Finance Plan") for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in a newspaper having general circulation in the City on December 8, 2017, which date is before the seventh (7th) day before the public hearing held on December 19, 2017; and

ORDINANCE NO. 018749

TIRZ 10- Water Tower Property
KMN

WHEREAS, at the public hearing on December 19, 2017, interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on December 19, 2017, and in favor of the creation of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on December 19, 2017; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

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

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on creation of the proposed reinvestment zone has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the creation of the proposed reinvestment zone with boundaries as described and depicted in *Exhibits "A" and "B"* will result in benefits to the City, its residents and property owners, in general, and to the property, residents, and property owners in the reinvestment zone; and

ORDINANCE NO. 018749

TIRZ 10- Water Tower Property
KMN

(c) That the proposed reinvestment zone, as defined in *Exhibits "A" and "B"*, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

1. It is a geographic area located wholly within the City limits of the City; and
2. That the City Council further finds and declares that the proposed zone meets the criteria and requirements of Section 311.005 of the Texas Tax Code because the proposed zone is predominantly open and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impair or arrest the sound growth of the City or county.

(d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and

(e) That the total appraised value of all taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 25 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and

(f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City or county; and

(g) That the development or redevelopment of the property in the proposed reinvestment zone will not occur solely through private investment in the reasonable foreseeable future.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in Exhibits "A" and "B" hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is Reinvestment Zone Number Ten, City of El Paso, Texas (hereinafter referred to as the "Zone").

SECTION 4. BOARD OF DIRECTORS.

That a board of directors for the Zone ("Board") is hereby created. The Board shall consist of nine (9) members comprised of City Council members from Places 1 through 8 and the Mayor. The Mayor shall serve as chairman of the Board and the Board may elect a vice chairman and such other officers as the Board sees fit. Additionally, each taxing unit that levies taxes within the Zone and chooses to contribute all or part of the tax increment

ORDINANCE NO. _____

018749

TIRZ 10- Water Tower Property
KMN

produced by the unit into the tax increment fund may appoint one member of the board. The number of directors on the Board of Directors shall be increased by one for each taxing unit that appoints a director to the board; provided, that the maximum number of directors shall not exceed fifteen (15).

The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare and adopt a project plan and a reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall perform all duties imposed upon it by Chapter 311 of the Texas Tax Code and all other applicable laws. Notwithstanding anything to the contrary herein, the Board shall not be authorized to (i) issues bonds; (ii) impose taxes or fees; (iii) exercise the power of eminent domain, or (iv) give final approval to the Zone's project plan and financing plan.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2048; (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

That a tax increment fund for the Zone (the "TIF Fund") is hereby established. The TIF Fund may be divided into additional accounts and sub-accounts authorized by resolution or ordinance of the City Council. The TIF Fund shall consist of (i) the percentage of the tax increment, as defined by Section 311.012(a), Texas Tax Code, that each taxing unit which levies real property taxes in the Zone, other than the City, has elected to dedicate to the TIF Fund under an agreement with the City authorized by Section 311.013(f), Texas Tax Code, plus (ii) one-hundred percent (100%) of the City's available portion of the tax increment, as defined by section 311.012(a), Texas Tax Code, subject to any binding agreement executed at any time by the City that pledges a portion of such tax increment or an amount of other legally available funds whose calculation is based on receipt of any portion of such tax increment. The TIF Fund shall be maintained in an account at the depository bank of the City and shall be secured in the manner prescribed by law for Texas cities. In addition, all revenues from (i) the sale of any obligations hereafter issued by the City and secured in whole or in part from the tax increments; (ii) the sale of any property acquired as part of a tax increment financing plan adopted by the Board; and (iii) other revenues dedicated to and used in the Zone shall be deposited into the TIF Fund. Prior to the termination of the Zone, money shall be disbursed from the Tax Increment Fund only to pay project costs, as defined by the Texas Tax Code, for the Zone, to satisfy the claims of holders of tax increments bonds or notes issued for the Zone, or to pay obligations incurred pursuant to agreements entered

018749

ORDINANCE NO. _____

TIRZ 10- Water Tower Property
KMN

into to implement the project plan and reinvestment zone financing plan and achieve their purpose pursuant to Section 311.010(b), Texas Tax Code.

SECTION 7. TAX INCREMENT FUND.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts are to be maintained in an account at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. EFFECTIVE DATE.

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

ADOPTED this 19th day of December 2017.

(SIGNATURES ON THE FOLLOWING PAGE)

ORDINANCE NO. _____

018749

TIRZ 10- Water Tower Property
KMN




CITY OF EL PASO




Dee Margo, Mayor

ATTEST:



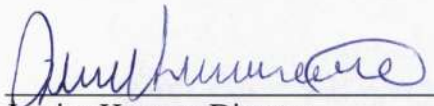
Laura D. Prine
Interim City Clerk

APPROVED AS TO FORM:



Karla M. Nieman
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Jessica Herrera, Director
Economic & International Development

CITY CLERK DEPT.
2017 DEC 7 AM 11:34

018749

ORDINANCE NO. _____
TIRZ 10- Water Tower Property
KMN

EXHIBIT "A"
BOUNDARY DESCRIPTION

Beginning at the point of intersection of the southern (Right-of-Way) ROW line of Paseo del Norte Drive and the eastern ROW line of N Desert Boulevard, thence
South along the eastern ROW line of N Desert Boulevard to a point where said line intersects with the southern property line of 125195 (Legal Description: 1 EL PASO WEST SLY PT OF 1 (1130.63 FT ON S- IRREG ON W-IRREG ON N-678.11 FT ON E) (13.3152 AC)), thence
East along the southern property line of 125195 (Legal Description: 1 EL PASO WEST SLY PT OF 1 (1130.63 FT ON S- IRREG ON W-IRREG ON N-678.11 FT ON E) (13.3152 AC)) to a point where said line intersects with the southern property line of 313987 (Legal Description: 1 EL PASO WEST PT OF 1 BEG 128.49' N OF SWC (684.25' ON NWLY - 1018.96' ON ELY-IRREG ON SLY-1075.89' ON WLY)), thence
East along the southern property line of 313987 (Legal Description: 1 EL PASO WEST PT OF 1 BEG 128.49' N OF SWC (684.25' ON NWLY - 1018.96' ON ELY-IRREG ON SLY-1075.89' ON WLY)) to a point where said line intersects with the western ROW line of Northwestern Drive, thence
North along the western ROW line of Northwestern Drive to a point where said line intersects with the southern ROW line of Paseo del Norte Drive, thence
West along the southern ROW line of Paseo del Norte Drive to a point where said line intersects with the eastern ROW line of N Desert Blvd, which is the point of beginning.
Save and Except: 2017 Property ID 71487 with legal description: 1 EL PASO WEST PT OF 1 BEG 242.30' S OF NEC (335' ON E - 293.20' ON S - IRREG ON W - IRREG ON N)(4.0210 AC)

EXHIBIT "B" BOUNDARY MAP



018749

ORDINANCE NO. _____
TIRZ 10- Water Tower Property
KMN

EXHIBIT "C"
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

Tax Increment Reinvestment Zone #10
City of El Paso, Texas

PRELIMINARY PROJECT AND FINANCING PLAN
December 2017



Preliminary Project and Financing Plan, TIRZ #10

DAVID FETIT
Economic Development

ORDINANCE NO. _____
TIRZ 10- Water Tower Property
KMN

018749

Table of Contents

■ Introduction	1
■ TIRZ Boundary	2
■ Current Conditions	3
■ Proposed Development	4
■ Project Costs	6
■ Anticipated Development	7
■ Financial Feasibility Analysis	8
■ Terms and Conditions	18
■ Appendix A	19

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.



Preliminary Project and Financing Plan, TIRZ #10

DAVID FETTIT
Economic Development

Introduction



Tax Increment Reinvestment Zone #10, City of El Paso

The goal of Tax Increment Reinvestment Zone #10 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to local taxing jurisdictions. TIRZ #10 will promote the creation of commercial development, which may include office, retail, hotel, entertainment, and mixed-use development.

The project and financing plan outlines the funding of \$13,443,863 in project costs that will help facilitate commercial development within the Zone. 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 continue to impair the sound growth of the municipality.

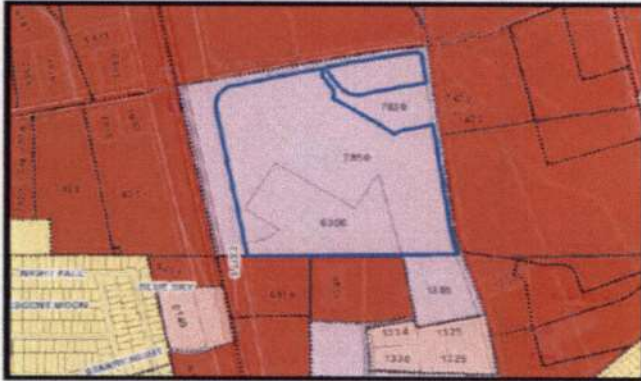


Preliminary Project and Financing Plan, TIRZ #10

1

DAVID FETTIT
Economic Development

Current Conditions



Land Use

The land within the TIRZ is currently vacant.

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 M-1 Light Industrial Districts. This includes light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odor, dust, vibrations and other noxious conditions. 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 portions of 3 parcels within Tax Increment Reinvestment Zone #10, which are all have the same owner.

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

The 2017 estimated base taxable value is \$7,036,006.

Project Costs & Anticipated Development

Project Costs of the Zone

There are a number of improvements within Tax Incremental Reinvestment Zone #10 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs	
Economic Development Grants	\$ 19,249,424
Administrative Costs	\$ 194,439
TOTAL	\$ 19,443,863

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, there is potential to have the land developed facilitated through a direct sale agreement between the City and the private entity.

Anticipated Development

The proposed TIRZ #10 development will be commercial use, which may include office, retail, hotel, entertainment, and 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 date of when the incremental revenue will flow into the TIRZ fund.

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.

ORDINANCE NO. _____

TIRZ 10- Water Tower Property
KMN

018749

TAS REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

P DAVID PETTIT
Economic Development

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

[illegible]

DAVID PETTIT
Economic Development

018749

Financial Feasibility Analysis

		TIRZ Generated											
Revenue Year		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Water Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Electricity	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Conveyance Fee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Inhabitant House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Commercial House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Daily Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Treatment Revenue		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
State Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Water Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Electricity	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Conveyance Fee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Inhabitant House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Commercial House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Daily Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Treatment Revenue		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
State Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Preliminary Project and Financing Plan, TIRZ #10

11



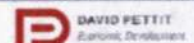
Financial Feasibility Analysis

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

		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Water Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Electricity	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Conveyance Fee	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Inhabitant House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
# of Commercial House		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Daily Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Water Treatment Revenue		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
City Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
State Tax Rate		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

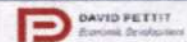
Preliminary Project and Financing Plan, TIRZ #10

12

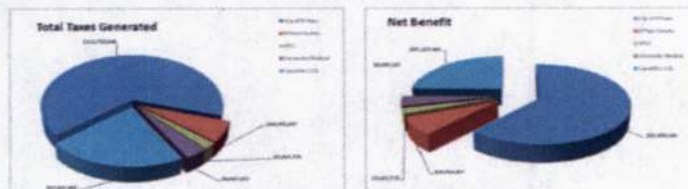


ORDINANCE NO. 018749
TIRZ 10- Water Tower Property
KMN

	01	02	03	04	05	06	07	08	09	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	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490	1491	1492	1493	1494	1495	1496	1497
--	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------

Preliminary Project and Financing Plan, TISZ #10
13

Revenue Source	Total Taxes Levied	Participation	Net Benefit
City of St. Paul	\$713,753,000	\$15,443,500	\$69,306,100
St. Paul County	\$1,450,000	\$0	\$15,265,400
SPIC	\$5,421,776	\$0	\$15,477,276
County of St. Paul	\$6,567,287	\$0	\$6,567,287
County of St. Paul	\$17,107,000	\$0	\$17,107,000
Total	\$743,748,063	\$15,443,500	\$118,255,863

Preliminary Project and Financing Plan, TIRZ #10
34

Financial Feasibility Analysis

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

TOWN OF BOSTON WATER TOWER PROPERTY		2010		2011		2012		2013		2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		2025		2026		2027		2028		2029		2030		TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
TAXABLE VALUE		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000	3001	3002	3003	3004	3005	3006	3007	3008	3009	3010	3011	3012	3013	3014	3015	3016	3017	3018	3019	3020	3021	3022	3023	3024	3025	3026	3027	3028	3029	3030	3031	3032	3033	3034	3035	3036	3037	3038	3039	3040	3041	3042	3043	3044	3045	3046	3047	3048	3049	3050	3051	3052	3053	3054	3055	3056	3057	3058	3059	3060	3061	3062	3063	3064	3065	3066	3067	3068	3069	3070	3071	3072	3073	3074	3075	3076	3077	3078	3079	3080	3081	3082	3083	3084	3085	3086	3087	3088	3089	3090	3091	3092	3093	3094	3095	3096	3097	3098	3099	3100	3101	3102	3103	3104	3105	3106	3107	3108	3109	3110	3111	3112	3113	3114	3115	3116	3117	3118	3119	3120	3121	3122	3123	3124	3125	3126	3127	3128	3129	3130	3131	3132	3133	3134	3135	3136	3137	3138	3139	3140	3141	3142	3143	3144	3145	3146	3147	3148	3149	3150	3151	3152	3153	3154	3155	3156	3157	3158	3159	3160	3161	3162	3163	3164	3165	3166	3167	3168	3169	3170	3171	3172	3173	3174	3175	3176	3177	3178	3179	3180	3181	3182	3183	3184	3185	3186	3187	3188	3189	3190	3191	3192	3193	3194	3195	3196	3197	3198	3199	3200	3201	3202	3203	3204	3205	3206	3207	3208	3209	3210	3211	3212	3213	3214	3215	3216	3217	3218	3219	3220	3221	3222	3223	3224	3225	3226	3227	3228	3229	3230	3231	3232	3233	3234	3235	3236	3237	3238	3239	3240	3241	3242	3243	3244	3245	3246	3247	3248	3249	3250	3251	3252	3253	3254	3255	3256	3257	3258	3259	3260	3261	3262	3263	3264	3265	3266	3267	3268	3269	3270	3271	3272	3273	3274	3275	3276	3277	3278	3279	3280	3281	3282	3283	3284	3285	3286	3287	3288	3289	3290	3291	3292	3293	3294	3295	3296	3297	3298	3299	3300	3301	3302	3303	3304	3305	3306	3307	3308	3309	3310	3311	3312	3313	3314	333

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 #10 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

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.



Preliminary Project and Financing Plan, TIRZ #10

27

DAVID PETTIT
Economic Development

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PID#	PROP ID	OWNER	LEGAL DESCRIPTION	Acres	EX.	IMPR. VALUE	LAND VALUE	TAXABLE VALUE
E37999900000000	125295	PSW INVESTMENTS LP	1 EL PASO WEST SLY PT OF 1 (1330.43 FT ON S - 8885 ON W - 8885 ON N - 478.11 FT ON E) (13.3352 AC)	13.32		\$ -	\$ 3,704,543	\$ 3,704,543
E37999900000000	313867	PSW INVESTMENTS LP	1 EL PASO WEST PT OF 1 885 128.49' N OF SWC (884.20' ON N - 3058.96' ON ELY - 8885 ON SLY - 3075.89' ON WLY)	30.36		\$ -	\$ 4,746,573	\$ 4,746,573
E37999900000040	42329	PSW INVESTMENTS LP	1 EL PASO WEST NELY PT OF 1 (4.031 AC)	4.03		\$ -	\$ 561,889	\$ 561,889
				47.61				\$ 7,995,005

Preliminary Project and Financing Plan, TIRZ #10

28

DAVID PETTIT
Economic Development

ORDINANCE NO. _____
TIRZ 10- Water Tower Property
KMN

018749

Doc# 20170094561
#Pages 18 #InPages 1
12/21/2017 9:43:00 AM
Filed & Recorded in
Official Records of
El Paso County
Delia Briones
County Clerk
Fees \$94.00

SCANNED

SCANNED
Date: 12-20-17
By: [Signature]

I hereby certify that this instrument was filed on the date and time stamped
hereon by me and was duly recorded by document number in the Official
Public Records of Real Property in El Paso County.



EL PASO COUNTY, TEXAS

Delia Briones

Tax Increment Reinvestment Zone #10 City of El Paso, Texas



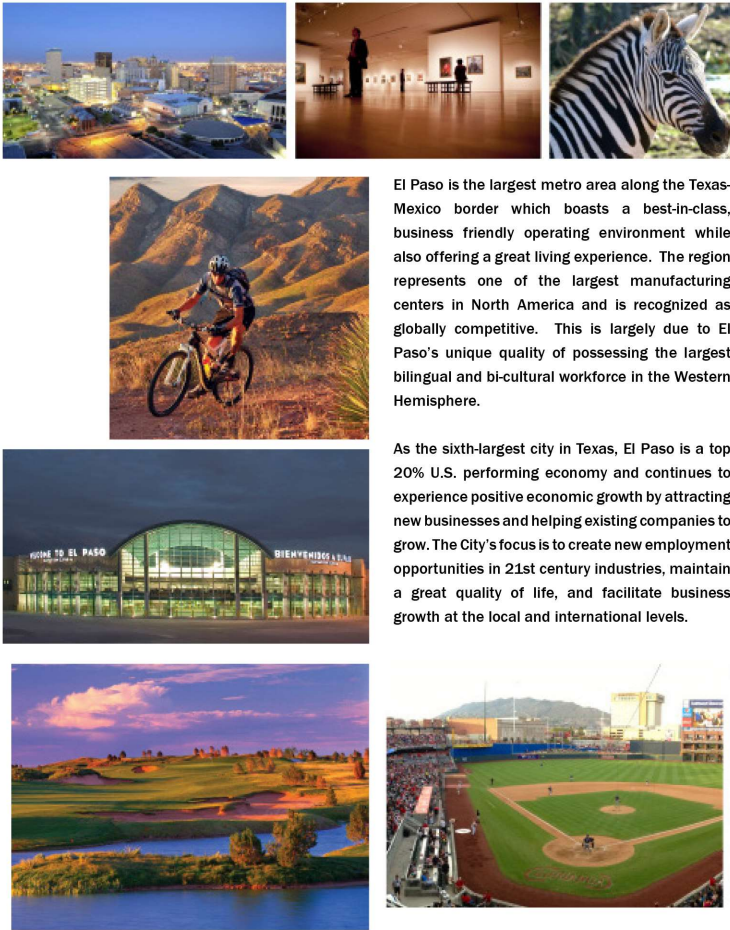
Table of Contents

- Introduction 1
- TIRZ Boundary 2
- Current Conditions 3
- Proposed Development 4
- Project Costs 6
- Anticipated Development 7
- Financial Feasibility Analysis 8
- Terms and Conditions 18
- Appendix A 19

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.

Introduction



Tax Increment Reinvestment Zone #10, City of El Paso

The goal of Tax Increment Reinvestment Zone #10 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #10 will promote the creation of commercial development, which may include office, retail, hotel, entertainment, and mixed-use development.

The project and financing plan outlines the funding of \$19,443,863 in project costs that will help facilitate commercial development within the Zone. 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 continue to impair the sound growth of the municipality.



TIRZ Boundary



Boundary Description

El Paso TIRZ #10 is located in the southern portion of the City of El Paso encompassing approximately 47.61 acres. Highway 10 runs along the western boundary, while Paseo del Norte Drive runs along the northern boundary of the TIRZ.

 - TIRZ Boundary

TIRZ Boundary

Legal Description

Beginning at the point of intersection of the southern (Right-of-Way) ROW line of Paseo del Norte Drive and the eastern ROW line of N Desert Boulevard, thence

South along the eastern ROW line of N Desert Boulevard to a point where said line intersects with the southern property line of 125195 (Legal Description: 1 EL PASO WEST SLY PT OF 1 (1130.63 FT ON S- IRREG ON W-IRREG ON N-678.11 FT ON E) (13.3152 AC)), thence

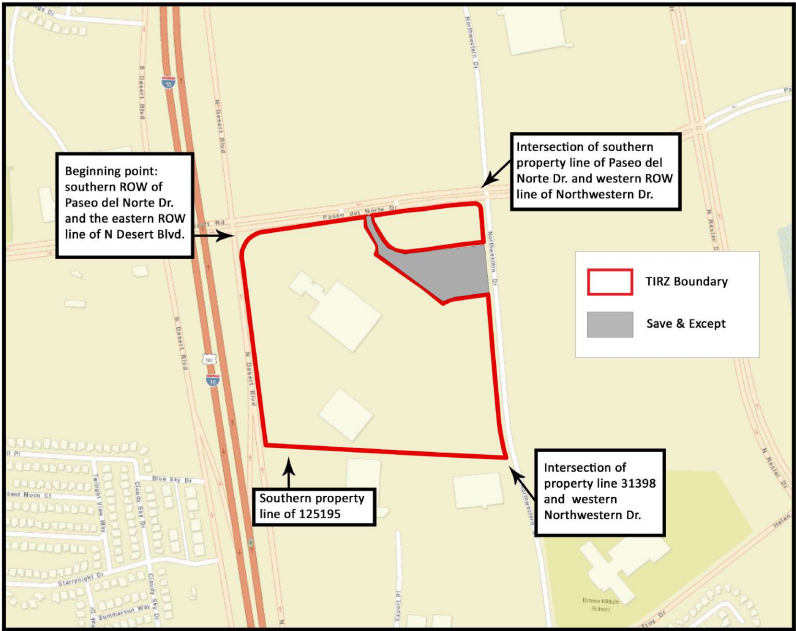
East along the southern property line of 125195 (Legal Description: 1 EL PASO WEST SLY PT OF 1 (1130.63 FT ON S- IRREG ON W-IRREG ON N-678.11 FT ON E) (13.3152 AC)) to a point where said line intersects with the southern property line of 313987 (Legal Description: 1 EL PASO WEST PT OF 1 BEG 128.49' N OF SWC (684.25' ON NWLY - 1018.96' ON ELY-IRREG ON SLY-1075.89' ON WLY)), thence

East along the southern property line of 313987 (Legal Description: 1 EL PASO WEST PT OF 1 BEG 128.49' N OF SWC (684.25' ON NWLY - 1018.96' ON ELY-IRREG ON SLY-1075.89' ON WLY)) to a point where said line intersects with the western ROW line of Northwestern Drive, thence

North along the western ROW line of Northwestern Drive to a point where said line intersects with the southern ROW line of Paseo del Norte Drive, thence

West along the southern ROW line of Paseo del Norte Drive to a point where said line intersects with the eastern ROW line of N Desert Blvd, which is the point of beginning.

Save and Except: 2017 Property ID 71487 with legal description: 1 EL PASO WEST PT OF 1 BEG 242.30' S OF NEC (335' ON E - 293.20' ON S - IRREG ON W - IRREG ON N)(4.0210 AC)



The land within the TIRZ is currently vacant.

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

The property within the TIRZ is currently zoned as M-1 Light Industrial Districts. This includes light-intensity industries involving manufacturing, assembling, distribution and warehousing while supporting commercial uses and to preserve a light industrial nature particularly with regard to noise, smoke, odor, dust, vibrations and other noxious conditions. 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 portions of 3 parcels within Tax Increment Reinvestment Zone #10, which are all have the same owner.

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

The 2017 estimated base taxable value is \$7,035,005.

Project Costs & Anticipated Development

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #10 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs	
Economic Development Grants	\$ 19,249,424
Administrative Costs	\$ 194,439
TOTAL	\$ 19,443,863

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, there is potential to have the land developed facilitated through a direct sale agreement between the City and the private entity.

Anticipated Development

The proposed TIRZ #10 development will be commercial use, which may include office, retail, hotel, entertainment, and 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 date of when the incremental revenue will flow into the TIRZ fund.

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.

Financial Feasibility Analysis

Method of Financing

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

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		Participation	
City of El Paso	0.80343300	100%	0.8034330
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970800		0.8034330

Personal Property Tax		Participation	
City of El Paso	0.80343300	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
Canutillo I.S.D.	1.53000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	3.17970800		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

Financial Feasibility Analysis

30 COMMERCIAL: INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%
REAL PROPERTY TAX	PARTICIPATION
City of El Paso	0.80343300 100% 0.8034330
El Paso County	0.45269400 0% 0.0000000
EPCC	0.14163800 0% 0.0000000
University Medical	0.25194300 0% 0.0000000
Canutillo I.S.D.	1.53000000 0% 0.0000000
Other	0.00000000 0% 0.0000000
	3.17970800 0.8034330
PERSONAL PROPERTY TAX	PARTICIPATION
City of El Paso	0.80343300 0% 0.0000000
El Paso County	0.45269400 0% 0.0000000
EPCC	0.14163800 0% 0.0000000
University Medical	0.25194300 0% 0.0000000
Canutillo I.S.D.	1.53000000 0% 0.0000000
Other	0.00000000 0% 0.0000000
	3.17970800 0.0000000
Sales Tax Rate	0.0200000 0.00% 0.0000000

Hotel	Year	AREA SF/UNITS	REAL PROPERTY \$ / SF TAX VALUE	PERSONAL PROPERTY \$ / SF TAX VALUE	SALES \$ / SF TAX VALUE
Hotel	2021	350	\$ 200,000.00 \$ 70,000.00	\$ - \$ -	\$ 100.00 \$ 17,500.00
TOTAL		350	70,000.00	-	17,500.00

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	35.4% \$ 31,861,943	\$ 19,639,626	\$ -	\$ 12,222,317
El Paso County	12.3% \$ 11,065,939	\$ 11,065,939	\$ -	\$ -
EPCC	3.8% \$ 3,462,289	\$ 3,462,289	\$ -	\$ -
University Medical	6.8% \$ 6,158,654	\$ 6,158,654	\$ -	\$ -
Canutillo I.S.D.	41.6% \$ 37,400,290	\$ 37,400,290	\$ -	\$ -
Other	0.0% \$ -	\$ -	\$ -	\$ -
100.0%	\$ 89,949,116	\$ 77,726,798	\$ -	\$ 12,222,317
	100.0%	86.4%	0.0%	13.6%
TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	100.0% \$ 19,639,626	\$ 19,639,626	\$ -	\$ -
El Paso County	0.0% \$ -	\$ -	\$ -	\$ -
EPCC	0.0% \$ -	\$ -	\$ -	\$ -
University Medical	0.0% \$ -	\$ -	\$ -	\$ -
Canutillo I.S.D.	0.0% \$ -	\$ -	\$ -	\$ -
Other	0.0% \$ -	\$ -	\$ -	\$ -
100.0%	\$ 19,639,626	\$ 19,639,626	\$ -	\$ -
	100.0%	100.0%	0.0%	0.0%
NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of El Paso	77.4% \$ 12,222,317	\$ -	\$ -	\$ 12,222,317
El Paso County	12.3% \$ 11,065,939	\$ 11,065,939	\$ -	\$ -
EPCC	4.9% \$ 3,462,289	\$ 3,462,289	\$ -	\$ -
University Medical	8.8% \$ 6,158,654	\$ 6,158,654	\$ -	\$ -
Canutillo I.S.D.	62.2% \$ 37,400,290	\$ 37,400,290	\$ -	\$ -
Other	0.0% \$ -	\$ -	\$ -	\$ -
100.0%	\$ 70,309,499	\$ 68,087,173	\$ -	\$ 12,222,317
	100.0%	82.6%	0.0%	17.4%

Financial Feasibility Analysis

[illegible]

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

		Calendar Year	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
PARTICIPATION			Transfer Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REAL PROPERTY																																		
	City of El Paso	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Capitol ISD	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY			Transfer Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of El Paso	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Capitol ISD	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX			Transfer Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of El Paso	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Capitol ISD	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	PIV	PIV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY			Transfer Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	City of El Paso	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	El Paso County	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	EPCC	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	University Medical	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Capitol ISD	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Other	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	PIV	7,576,789	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																		

Financial Feasibility Analysis

HOT Generated																
Revenue Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Hotel Rooms Occupancy	0%	0%	0%	0%	350	62%	350	66%	350	70%	350	70%	350	70%	350	70%
Hotel Occupancy Tax																
# of Available Rooms	-	-	-	-	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750
# of Occupied Rooms	0	0	0	0	79,205	84,316	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425
Average Daily Rate	\$ -	\$ -	\$ -	\$ -	\$ 275.00	\$ 300.00	\$ 325.00	\$ 331.50	\$ 338.13	\$ 344.89	\$ 351.79	\$ 358.83	\$ 366.00	\$ 373.32	\$ 380.79	\$ 388.41
Annual Taxable Revenue	\$ -	\$ -	\$ -	\$ -	\$ 21,781,375	\$ 25,294,500	\$ 29,063,125	\$ 29,644,388	\$ 30,237,275	\$ 30,842,021	\$ 31,458,861	\$ 32,088,038	\$ 32,729,799	\$ 33,384,395	\$ 34,052,083	\$ 34,733,125
City Tax Rate	9%	\$ -	\$ -	\$ -	\$ -	\$ 1,960,324	\$ 2,276,505	\$ 2,615,581	\$ 2,667,995	\$ 2,721,355	\$ 2,775,782	\$ 2,831,298	\$ 2,887,923	\$ 2,945,682	\$ 3,004,596	\$ 3,064,587
State Tax Rate	6%	\$ -	\$ -	\$ -	\$ -	\$ 1,306,883	\$ 1,517,670	\$ 1,743,788	\$ 1,778,663	\$ 1,814,237	\$ 1,850,521	\$ 1,887,532	\$ 1,925,282	\$ 1,963,788	\$ 2,003,064	\$ 2,043,125
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,267,206	\$ 3,794,175	\$ 4,359,469	\$ 4,446,658	\$ 4,535,591	\$ 4,626,303	\$ 4,718,829	\$ 4,813,206	\$ 4,909,470	\$ 5,007,659	\$ 5,107,812

17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
350	350	350	350	350	350	350	350	350	350	350	350	350	350	350
70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750	127,750
89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425	89,425
\$ 404.10	\$ 412.18	\$ 420.42	\$ 428.83	\$ 437.41	\$ 446.16	\$ 455.08	\$ 464.18	\$ 473.46	\$ 482.93	\$ 492.59	\$ 502.44	\$ 512.49	\$ 522.74	\$ 533.20
\$ 36,136,343	\$ 36,859,070	\$ 37,586,251	\$ 38,348,176	\$ 39,115,140	\$ 39,897,443	\$ 40,695,391	\$ 41,509,299	\$ 42,339,485	\$ 43,186,275	\$ 44,050,000	\$ 44,931,000	\$ 45,829,620	\$ 46,746,213	\$ 47,681,137
\$ 3,252,271	\$ 3,317,316	\$ 3,383,663	\$ 3,451,336	\$ 3,520,363	\$ 3,590,770	\$ 3,662,585	\$ 3,735,837	\$ 3,810,554	\$ 3,886,765	\$ 3,964,500	\$ 4,043,790	\$ 4,124,566	\$ 4,207,159	\$ 4,291,302
\$ 2,168,181	\$ 2,211,544	\$ 2,255,775	\$ 2,300,891	\$ 2,348,908	\$ 2,398,847	\$ 2,441,723	\$ 2,489,558	\$ 2,540,369	\$ 2,591,176	\$ 2,643,000	\$ 2,695,860	\$ 2,749,777	\$ 2,804,773	\$ 2,860,868
\$ 5,420,451	\$ 5,528,880	\$ 5,639,438	\$ 5,752,228	\$ 5,867,271	\$ 5,984,616	\$ 6,104,309	\$ 6,226,395	\$ 6,350,923	\$ 6,477,941	\$ 6,607,500	\$ 6,739,650	\$ 6,874,443	\$ 7,011,932	\$ 7,152,171

Financial Feasibility Analysis

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

TAXABLE BASE YEAR GROWTH 2.00%																
DISCOUNT RATE 6.00%																
	REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX				HOV			
	City of El Paso	El Paso County	EPCC	University Medical	Canutilo I.S.D.	Other	City of El Paso	El Paso County	EPCC	University Medical	Canutilo I.S.D.	Other	City of El Paso	El Paso County	EPCC	University Medical
	0.8034330	100%	0.0000000	0.1416380	0.2519430	1.5300000	0.8034330	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0200000	0.00%	0.0000000	0%
	0.4526940	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.4526940	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0%
	0.1416380	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.1416380	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0%
	0.2519430	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.2519430	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0%
	1.5300000	0%	0.0000000	0.1416380	0.2519430	1.5300000	1.5300000	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0%
	0.0000000	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0.1416380	0.2519430	1.5300000	0.0000000	0%	0.0000000	0%
	3.1797080		0.8034330				3.1797080		0.0000000							
REVENUE YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
BASE YEAR	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of El Paso	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
El Paso County	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
EPCC	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
University Medical	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
Canutilo I.S.D.	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
Other	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
TAXABLE VALUE																
City of El Paso	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
El Paso County	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
EPCC	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
University Medical	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
Canutilo I.S.D.	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
Other	7,175,705	7,319,219	7,465,604	7,614,916	7,767,214	7,922,558	8,081,009	8,242,630	8,407,482	8,575,632	8,747,144	8,922,087	9,100,529	9,282,540	9,468,190	
TAXABLE VALUE INCREMENT																
City of El Paso	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
El Paso County	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
EPCC	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
University Medical	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
Canutilo I.S.D.	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
Other	140,700	284,214	430,589	579,911	732,209	887,553	1,046,004	1,207,625	1,372,477	1,540,627	1,712,139	1,887,082	2,065,524	2,247,535	2,433,185	
REVENUE A																
TAXABLE VALUE GROWTH																
City of El Paso	1,130	2,283	3,460	4,659	5,883	7,131	8,404	9,702	11,027	12,378	13,756	15,161	16,595	18,057	19,549	
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EPCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
University Medical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Canutilo I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REV @ 6%	216,597	1,130	2,283	3,460	4,659	5,883	7,131	8,404	9,702	11,027	12,378	13,756	15,161	16,595	18,057	19,549
REVENUE #1 - HOTEL																
REAL PROPERTY TAX	0	0	0	0	35,000,000	52,500,000	70,000,000	71,400,000	72,826,000	74,284,565	75,774,251	77,285,656	78,813,389	80,407,597	82,016,157	
BUSINESS PERSONAL PROPERTY TAX	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
City of El Paso	0	0	0	0	281,202	421,802	562,403	573,651	585,124	596,827	608,763	620,938	633,357	646,024	658,945	
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EPCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
University Medical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Canutilo I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REV @ 6%	6,836,470	0	0	0	281,202	421,802	562,403	573,651	585,124	596,827	608,763	620,938	633,357	646,024	658,945	
REVENUE #2 - SALES TAX																
SALES	0	0	0	8,750,000	13,125,000	17,500,000	17,850,000	18,207,000	18,571,140	18,942,265	19,321,414	19,707,642	20,101,569	20,504,039	20,914,120	
REV @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE #3 - HOV																
HOV	0	0	0	21,761,375	25,294,600	29,063,125	29,644,388	30,237,076	30,842,021	31,459,881	32,089,038	32,729,790	33,384,395	34,052,063	34,733,120	
REV @ 6%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE A 1, 2, 3	1,130	2,283	3,460	4,659	5,883	7,131	8,404	9,702	11,027	12,378	13,756	15,161	16,595	18,057	19,549	
Running Total	1,130	3,414	6,873	11,533	20,617	27,750	35,357	43,511	52,182	61,367	71,063	81,368	92,283	103,820	115,969	
NET PRESENT VALUE @ 6%	6,883,977															
GROSS	19,443,863															
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
City of El Paso	6,883,977	1,130	2,283	3,460	4,659	5,883	7,131	8,404	9,702	11,027	12,378	13,756	15,161	16,595	18,057	
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EPCC	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
University Medical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Canutilo I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6,883,977	1,130	2,283	3,460	4,659	5,883	7,131	8,404	9,702	11,027	12,378	13,756	15,161	16,595	18,057	

Financial Feasibility Analysis

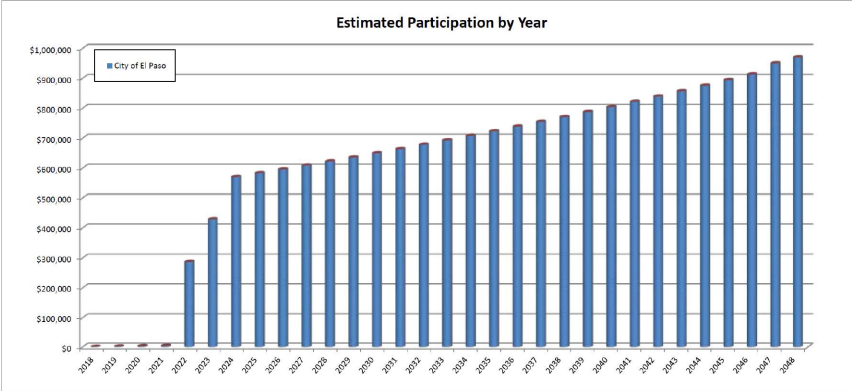
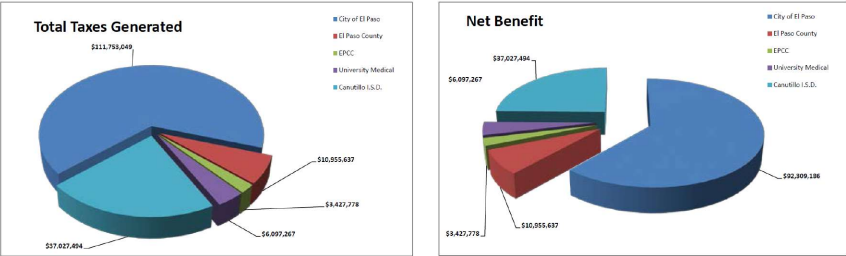
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	TOTALS
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
9,657,554	9,850,705	10,047,719	10,248,074	10,453,047	10,662,720	10,875,975	11,093,494	11,315,364	11,541,871	11,772,505	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
2,622,549	2,815,700	3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,359	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,933	5,962,792	
21,070	22,822	24,205	25,820	27,467	29,146	30,860	32,607	34,390	36,208	38,063	39,954	41,884	43,852	45,859	47,907	691,091 City of El Paso El Paso County EPCC University Medical Canutillo I.S.D. Other
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21,070	22,822	24,205	25,820	27,467	29,146	30,860	32,607	34,390	36,208	38,063	39,954	41,884	43,852	45,859	47,907	691,091
83,659,400	85,320,000	87,039,202	88,776,326	90,552,464	92,363,513	94,210,704	96,084,969	98,016,899	99,977,237	101,976,782	104,016,318	106,096,044	108,218,577	110,380,007	112,580,007	114,842,420
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
672,124	685,566	699,278	713,263	727,528	742,079	756,921	772,059	787,500	803,250	819,315	835,701	852,415	869,464	904,590	922,682	18,752,773 City of El Paso El Paso County EPCC University Medical Canutillo I.S.D. Other
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
672,124	685,566	699,278	713,263	727,528	742,079	756,921	772,059	787,500	803,250	819,315	835,701	852,415	869,464	904,590	922,682	18,752,773
21,332,402	21,750,050	22,184,231	22,630,116	23,080,876	23,552,696	24,023,750	24,504,225	24,994,309	25,494,196	26,004,079	26,524,161	27,054,844	27,595,737	28,147,052	28,710,005	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
35,427,787	36,136,343	36,859,070	37,596,251	38,348,178	39,115,140	39,897,443	40,695,391	41,509,299	42,339,465	43,186,275	44,050,000	44,931,000	45,829,620	46,746,213	47,681,137	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
693,194	708,189	723,483	739,083	754,995	771,225	787,780	804,666	821,890	839,458	857,378	875,656	894,299	913,316	930,450	970,589	10,443,863
7,051,408	7,739,694	8,463,079	9,202,162	9,967,187	10,758,382	11,576,162	12,320,828	13,142,718	13,982,176	14,838,654	15,715,210	16,609,609	17,522,825	18,473,274	19,443,863	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
693,194	708,189	723,483	739,083	754,995	771,225	787,780	804,666	821,890	839,458	857,378	875,656	894,299	913,316	930,450	970,589	10,443,863
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
693,194	708,189	723,483	739,083	754,995	771,225	787,780	804,666	821,890	839,458	857,378	875,656	894,299	913,316	930,450	970,589	10,443,863

Financial Feasibility Analysis

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of El Paso	\$111,753,049	\$19,443,863	\$92,309,186
El Paso County	\$10,955,637	\$0	\$10,955,637
EPCC	\$3,427,778	\$0	\$3,427,778
University Medical	\$6,097,267	\$0	\$6,097,267
Canutillo I.S.D.	\$37,027,494	\$0	\$37,027,494
Total	\$169,261,225	\$19,443,863	\$149,817,361



Financial Feasibility Analysis

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

TAXABLE BASE YEAR GROWTH		DISCOUNT RATE	
2.00%		6.00%	
REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX	
City of El Paso	0.003530 100%	0.003530 100%	0.003530
El Paso County	0.422040 100%	0.422040 100%	0.422040
EPCC	0.141030 100%	0.141030 100%	0.141030
University Medical	0.251940 100%	0.251940 100%	0.251940
Canalito I.S.D.	1.500000 100%	1.500000 100%	1.500000
Other	0.000000 100%	0.000000 100%	0.000000
5.779580		5.779580	
SALES TAX		HOT	
0.000000 100.00%		0.000000 0%	
BASE YEAR		BASE YEAR	
2017	2018	2019	2020
2021	2022	2023	2024
2025	2026	2027	2028
2029	2030	2031	2032
2033	2034	2035	2036
2037	2038	2039	2040
2041	2042	2043	2044
2045	2046	2047	2048
2049	2050	2051	2052
2053	2054	2055	2056
2057	2058	2059	2060
2061	2062	2063	2064
2065	2066	2067	2068
2071	2072	2073	2074
2075	2076	2077	2078
2081	2082	2083	2084
2085	2086	2087	2088
2091	2092	2093	2094
2095	2096	2097	2098
2101	2102	2103	2104
2105	2106	2107	2108
2111	2112	2113	2114
2115	2116	2117	2118
2121	2122	2123	2124
2125	2126	2127	2128
2131	2132	2133	2134
2135	2136	2137	2138
2141	2142	2143	2144
2145	2146	2147	2148
2151	2152	2153	2154
2155	2156	2157	2158
2161	2162	2163	2164
2165	2166	2167	2168
2171	2172	2173	2174
2175	2176	2177	2178
2181	2182	2183	2184
2185	2186	2187	2188
2191	2192	2193	2194
2195	2196	2197	2198
2201	2202	2203	2204
2205	2206	2207	2208
2211	2212	2213	2214
2215	2216	2217	2218
2221	2222	2223	2224
2225	2226	2227	2228
2231	2232	2233	2234
2235	2236	2237	2238
2241	2242	2243	2244
2245	2246	2247	2248
2251	2252	2253	2254
2255	2256	2257	2258
2261	2262	2263	2264
2265	2266	2267	2268
2271	2272	2273	2274
2275	2276	2277	2278
2281	2282	2283	2284
2285	2286	2287	2288
2291	2292	2293	2294
2295	2296	2297	2298
2301	2302	2303	2304
2305	2306	2307	2308
2311	2312	2313	2314
2315	2316	2317	2318
2321	2322	2323	2324
2325	2326	2327	2328
2331	2332	2333	2334
2335	2336	2337	2338
2341	2342	2343	2344
2345	2346	2347	2348
2351	2352	2353	2354
2355	2356	2357	2358
2361	2362	2363	2364
2365	2366	2367	2368
2371	2372	2373	2374
2375	2376	2377	2378
2381	2382	2383	2384
2385	2386	2387	2388
2391	2392	2393	2394
2395	2396	2397	2398
2401	2402	2403	2404
2405	2406	2407	2408
2411	2412	2413	2414
2415	2416	2417	2418
2421	2422	2423	2424
2425	2426	2427	2428
2431	2432	2433	2434
2435	2436	2437	2438
2441	2442	2443	2444
2445	2446	2447	2448
2451	2452	2453	2454
2455	2456	2457	2458
2461	2462	2463	2464
2465	2466	2467	2468
2471	2472	2473	2474
2475	2476	2477	2478
2481	2482	2483	2484
2485	2486	2487	2488
2491	2492	2493	2494
2495	2496	2497	2498
2501	2502	2503	2504
2505	2506	2507	2508
2511	2512	2513	2514
2515	2516	2517	2518
2521	2522	2523	2524
2525	2526	2527	2528
2531	2532	2533	2534
2535	2536	2537	2538
2541	2542	2543	2544
2545	2546	2547	2548
2551	2552	2553	2554
2555	2556	2557	2558
2561	2562	2563	2564
2565	2566	2567	2568
2571	2572	2573	2574
2575	2576	2577	2578
2581	2582	2583	2584
2585	2586	2587	2588
2591	2592	2593	2594
2595	2596	2597	2598
2601	2602	2603	2604
2605	2606	2607	2608
2611	2612	2613	2614
2615	2616	2617	2618
2621	2622	2623	2624
2625	2626	2627	2628
2631	2632	2633	2634
2635	2636	2637	2638
2641	2642	2643	2644
2645	2646	2647	2648
2651	2652	2653	2654
2655	2656	2657	2658
2661	2662	2663	2664
2665	2666	2667	2668
2671	2672	2673	2674
2675	2676	2677	2678
2681	2682	2683	2684
2685	2686	2687	2688
2691	2692	2693	2694
2695	2696	2697	2698
2701	2702	2703	2704
2705	2706	2707	2708
2711	2712	2713	2714
2715	2716	2717	2718
2721	2722	2723	2724
2725	2726	2727	2728
2731	2732	2733	2734
2735	2736	2737	2738
2741	2742	2743	2744
2745	2746	2747	2748
2751	2752	2753	2754
2755	2756	2757	2758
2761	2762	2763	2764
2765	2766	2767	2768
2771	2772	2773	2774
2775	2776	2777	2778
2781	2782	2783	2784
2785	2786	2787	2788
2791	2792	2793	2794
2795	2796	2797	2798
2801	2802	2803	2804
2805	2806	2807	2808
2811	2812	2813	2814
2815	2816	2817	2818
2821	2822	2823	2824
2825	2826	2827	2828
2831	2832	2833	2834
2835	2836	2837	2838
2841	2842	2843	2844
2845	2846	2847	2848
2851	2852	2853	2854
2855	2856	2857	2858
2861	2862	2863	2864
2865	2866	2867	2868
2871	2872	2873	2874
2875	2876	2877	2878
2881	2882	2883	2884
2885	2886	2887	2888
2891	2892	2893	2894
2895	2896	2897	2898
2901	2902	2903	2904
2905	2906	2907	2908
2911	2912	2913	2914
2915	2916	2917	2918
2921	2922	2923	2924
2925	2926	2927	2928
2931	2932	2933	2934
2935	2936	2937	2938
2941	2942	2943	2944
2945	2946	2947	2948
2951	2952	2953	2954
2955	2956	2957	2958
2961	2962	2963	2964
2965	2966	2967	2968
2971	2972	2973	2974
2975	2976	2977	2978
2981	2982	2983	2984
2985	2986	2987	2988
2991	2992	2993	2994
2995	2996	2997	2998
3001	3002	3003	3004
3005	3006	3007	3008
3011	3012	3013	3014
3015	3016	3017	3018
3021	3022	3023	3024
3025	3026	3027	3028
3031	3032	3033	3034
3035	3036	3037	3038
3041	3042	3043	3044
3045	3046	3047	3048
3051	3052	3053	3054
3055	3056	3057	3058
3061	3062	3063	3064
3065	3066	3067	3068
3071	3072	3073	3074
3075	3076	3077	3078
3081	3082	3083	3084
3085	3086	3087	3088
3091	3092	3093	3094
3095	3096	3097	3098
3101	3102	3103	3104
3105	3106	3107	3108
3111	3112	3113	3114
3115	3116	3117	3118
3121	3122	3123	3124
3125	3126	3127	3128
3131	3132	3133	3134
3135	3136	3137	3138
3141	3142	3143	3144
3145	3146	3147	3148
3151	3152	3153	3154
3155	3156	3157	3158
3161	3162	3163	3164
3165	3166	3167	3168
3171	3172	3173	3174
3175	3176	3177	3178
3181	3182	3183	3184
3185	3186	3187	3188
3191	3192	3193	3194
3195	3196	3197	3198
3201	3202	3203	3204
3205	3206	3207	3208
3211	3212	3213	3214
3215	3216	3217	3218
3221	3222	3223	3224
3225	3226	3227	3228
3231	3232	3233	3234
3235	3236	3237	3238
3241	3242	3243	3244
3245	3246	3247	3248
3251	3252	3253	3254
3255	3256	3257	3258
3261	3262	3263	3264
3265	3266	3267	3268
3271	3272	3273	3274
3275	3276	3277	3278
3281	3282	3283	3284
3285	3286	3287	3288
3291	3292	3293	3294
3295	3296	3297	3298
3301	3302	3303	3304
3305	3306	3307	3308
3311	3312	3313	3314
3315	3316	3317	3318
3321	3322	3323	3324
3325	3326	3327	3328
3331	3332	3333	3334
3335	3336	3337	3338
3341	3342	3343	3344
3345	3346	3347	3348
3351	3352	3353	3354
3355	3356	3357	3358
3361	3362	3363	3364
3365	3366	3367	3368
3371	3372	3373	3374
3375	3376	3377	3378
3381	3382	338.0	

Financial Feasibility Analysis

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

18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2016	2018	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTALS
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005	7,035,005
10,047,719	10,248,674	10,453,647	10,662,720	10,875,975	11,093,494	11,315,364	11,541,671	11,772,565	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
10,047,719	10,248,674	10,453,647	10,662,720	10,875,975	11,093,494	11,315,364	11,541,671	11,772,565	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
10,047,719	10,248,674	10,453,647	10,662,720	10,875,975	11,093,494	11,315,364	11,541,671	11,772,565	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
10,047,719	10,248,674	10,453,647	10,662,720	10,875,975	11,093,494	11,315,364	11,541,671	11,772,565	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
10,047,719	10,248,674	10,453,647	10,662,720	10,875,975	11,093,494	11,315,364	11,541,671	11,772,565	12,007,955	12,248,114	12,493,076	12,742,938	12,997,797	
3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,350	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,033	5,962,792	
3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,350	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,033	5,962,792	
3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,350	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,033	5,962,792	
3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,350	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,033	5,962,792	
3,012,714	3,213,669	3,418,642	3,627,715	3,840,970	4,058,489	4,280,350	4,506,666	4,737,500	4,972,950	5,213,109	5,458,071	5,707,033	5,962,792	
24,305	25,620	27,467	29,446	30,960	32,607	34,380	36,288	38,363	39,954	41,984	43,952	45,958	47,987	691,001 City of El Paso
13,638	14,648	15,476	16,422	17,386	18,373	19,377	20,401	21,448	22,512	23,599	24,708	25,839	26,993	389,305 El Paso County
4,267	4,652	4,842	5,138	5,440	5,748	6,063	6,383	6,716	7,044	7,384	7,731	8,085	8,446	121,633 EPCC
7,560	8,097	8,613	9,140	9,677	10,225	10,784	11,354	11,936	12,529	13,134	13,751	14,381	15,023	216,714 University Medical
46,095	49,160	52,305	55,504	58,767	62,095	65,480	68,952	72,484	76,086	79,761	83,508	87,331	91,233	1,316,063 Camalillo I.S.D.
0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
85,786	102,185	108,703	116,351	122,122	129,048	136,103	143,280	150,639	158,125	165,762	173,581	181,496	189,598	2,735,096
87,036,262	88,776,926	90,552,464	92,363,513	94,210,784	96,094,995	98,018,088	99,977,237	101,976,762	104,016,318	106,096,044	108,216,571	110,368,061	114,042,420	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	
899,278	713,263	727,528	742,079	756,921	772,059	787,500	803,250	819,315	835,701	852,415	869,464	886,904	902,582	18,752,773 City of El Paso
389,008	491,688	499,926	418,124	426,487	435,016	443,717	452,591	461,643	470,876	480,293	489,899	509,691	519,585	10,506,242 El Paso County
125,276	125,742	129,257	130,822	133,436	136,107	138,826	141,596	144,438	147,327	150,273	153,279	156,471	159,861	1,905,045 EPCC
219,282	223,667	228,141	232,703	237,357	242,195	246,947	251,886	256,923	262,062	267,303	272,649	283,064	289,337	5,880,552 University Medical
1,351,654	1,358,287	1,385,463	1,413,162	1,441,425	1,470,253	1,499,656	1,529,652	1,559,245	1,591,450	1,623,279	1,655,744	1,722,036	1,757,589	35,711,431 Camalillo I.S.D.
0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
2,787,457	2,732,447	2,878,504	2,936,890	2,995,628	3,055,540	3,116,651	3,178,984	3,242,564	3,307,416	3,373,563	3,441,035	3,509,955	3,581,654	74,216,941
22,184,231	22,038,116	23,090,876	23,552,690	24,023,730	24,504,227	24,994,305	25,494,196	25,994,076	26,504,161	27,014,644	27,525,737	28,037,552	28,550,095	
443,855	452,762	461,818	471,054	480,475	490,084	499,886	509,884	520,083	530,483	541,093	551,915	563,053	574,212	12,222,817 City of El Paso
36,659,070	37,596,251	38,346,176	39,115,140	39,897,443	40,693,391	41,500,295	42,319,485	43,150,275	44,000,000	44,931,000	45,829,020	46,749,213	47,691,137	
3,317,316	3,383,683	3,451,336	3,520,363	3,590,770	3,662,585	3,735,837	3,810,554	3,886,765	3,964,500	4,043,790	4,124,666	4,207,159	4,291,362	22,308,768 City of El Paso
6,824,493	6,761,457	6,951,160	7,043,657	7,139,084	7,237,258	7,338,477	7,442,721	7,550,049	7,660,524	7,773,238	7,889,166	8,010,660	8,136,767	181,483,542
81,758,432	88,446,889	91,348,650	102,411,707	109,638,711	116,837,948	124,426,447	132,009,187	139,889,916	147,878,740	156,063,840	164,245,114	172,778,774	181,483,542	
2035	2038	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
4,040,799	4,122,745	4,206,333	4,291,589	4,378,590	4,467,251	4,557,727	4,650,072	4,744,142	4,840,156	4,938,089	5,037,982	5,139,069	5,251,891	111,753,045 City of El Paso
487,646	418,430	425,462	414,547	443,274	453,389	463,884	474,792	485,089	495,766	506,803	518,207	530,000	542,378	13,955,637 El Paso County
127,543	130,294	132,860	138,070	138,870	141,855	144,902	147,960	151,148	154,370	157,657	161,000	167,556	171,106	3,427,778 EPCC
226,872	231,764	236,754	241,843	247,035	252,330	257,731	263,240	268,859	274,591	280,437	286,400	298,545	304,360	6,097,267 University Medical
1,377,758	1,487,450	1,437,758	1,468,696	1,509,192	1,532,348	1,565,145	1,598,694	1,632,729	1,667,336	1,702,399	1,739,253	1,809,068	1,848,320	37,627,494 Camalillo I.S.D.
0	0	0	0	0	0	0	0	0	0	0	0	0	0	Other
6,186,609	6,398,668	6,436,543	6,671,605	6,798,528	6,847,174	6,985,991	7,132,937	7,279,947	7,436,040	7,603,116	7,789,251	7,988,797	8,132,566	169,361,326

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 #10 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

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

PIDN	PROP_ID	OWNER	LEGAL DESCRIPTION	Acres	EX.	IMPR. VALUE	LAND VALUE	TAXABLE VALUE
E37999900100100	125195	FSW INVESTMENTS LP	1 EL PASO WEST SLY PT OF 1 (1130.63 FT ON S- IRREG ON W- IRREG ON N-678.11 FT ON E) (13.3152 AC)	13.32		\$ -	\$ 1,724,643	\$ 1,724,543
E37999900100160	313987	FSW INVESTMENTS LP	1 EL PASO WEST PT OF 1 BEG 128.49' N OF SWC (684.25' ON NWLY - 1018.96' ON ELY-IRREG ON SLY-1075.89' ON WLY)	30.26		\$ -	\$ 4,748,573	\$ 4,748,573
E37999900100140	62329	FSW INVESTMENTS LP	1 EL PASO WEST NELY PT OF 1 (4.031 AC)	4.03		\$ -	\$ 561,889	\$ 561,889
				47.61				\$ 7,035,005



Legislation Text

File #: 23-638, Version: 1

**CITY OF EL PASO, TEXAS
LEGISTAR AGENDA ITEM SUMMARY FORM**

DISTRICT, DEPARTMENT, CONTACT INFORMATION:

Please choose District and Department from drop down menu. Please post exactly as example below.

No Title's, No emails. Please use ARIAL 10 Font.

District 1

Economic and International Development, Karina Brasgalla, (915) 212-1570

Economic and International Development, Elizabeth Triggs, (915) 212- 0094

AGENDA LANGUAGE:

This is the language that will be posted to the agenda. Please use ARIAL 11 Font.

Discussion and action on a Resolution approving the allocation of \$600,000 to the Paseo del Norte Traffic Signal project from the Tax Increment Reinvestment Zone Number 10 Tax Increment Financing Fund.

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

AGENDA DATE: May 9, 2023

CONTACT PERSON(S) NAME AND PHONE NUMBER: Karina Bragalla, (915) 212-1570
Elizabeth Triggs, (915) 212- 1619

DISTRICT(S) AFFECTED: 1

STRATEGIC GOAL: Goal 1 - Create an Environment Conducive to Strong, Sustainable Economic Development.

SUBJECT:

Discussion and Action on a resolution approving the allocation of \$600,000 to the Paseo del Norte Traffic Signal project from the Tax Increment Reinvestment Zone Number 10 Tax Increment Financing Fund.

BACKGROUND / DISCUSSION:

The intersection of Paseo del Norte and West Towne requires a traffic signal to manage traffic and maintain roadway safety for all users. Planning and design has been completed for the proposed traffic signal and related improvements. The scope of work includes the installation of traffic signals and traffic signal interconnect system, curbs, signage and pavement markings for the crosswalks, and ADA-compliant sidewalks and ramps.

The approved TIRZ #10 Project and Financing Plan identifies allowable Project Costs of the Zone, including 10% for Street and Intersection Improvements. The proposed traffic signal project is an appropriate expenditure as outlined by the Plan.

PRIOR COUNCIL ACTION:

On December 19, 2017, City Council created Tax Increment Reinvestment Zone Number Five (TIRZ #10) and expanded the boundary on May 29, 2018, adding 3,874 acres of land (10A).


On June 12, 2018, the Board adopted the Project and Financing Plan which governs the allowable expenditures for the TIRZ Fund.

AMOUNT AND SOURCE OF FUNDING:

\$600,000 to be funded via collected incremental property tax revenue from Tax Increment Reinvestment Zone #10

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

DEPARTMENT HEAD:



(If Department Head Summary Form is initiated by Purchasing, client department should sign also)

RESOLUTION

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 018749, adopted by the City Council of the City of El Paso, Texas {the "City") on December 19, 2017, the City created Tax Increment Reinvestment Zone Number Ten, City of El Paso, Texas (the "Zone") and identified that 100% of the City's portion of the property tax increment collected on real property located within this Zone would be contributed to the Zone's Tax Increment Financing Fund (the "TIF Fund"); and

WHEREAS, as authorized by the Act and pursuant to Ordinance No. 018791 adopted by the City Council of the City on May 29, 2018, the City expanded the boundaries of Tax Increment Reinvestment Zone Number Ten; and

WHEREAS, on June 12, 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

WHEREAS, the Plan identifies Project Costs of the Zone, including 10% for Street and Intersection Improvements; and

WHEREAS, a traffic signal is necessary at the intersection of Paseo del Norte and West Towne to manage traffic and maintain roadway safety for all users; and

WHEREAS, the proposed traffic signal is an appropriate expenditure outlined by the Plan; and

WHEREAS, the Board held a public hearing on _____, 2023 and approved the financing of the Paseo del Norte Traffic Signal

THEREFORE, BE IT RESOLVED BY THE BOARD OF TAX INCREMENT REINVESTMENT ZONE NUMBER 10:

That \$600,000 be allocated to the Paseo del Norte Traffic Signal project from the Tax Increment Reinvestment Zone Number 10 Tax Increment Financing Fund.

[Signatures begin on the following page]

APPROVED this _____ day of _____, 2023.

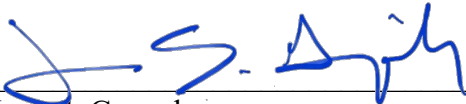
**TAX INCREMENT REINVESTMENT
ZONE NUMBER 10:**

Oscar Leeser
Chairman

ATTEST:


Laura D. Prine
Secretary

APPROVED AS TO FORM:



Juan S. Gonzalez
Senior Assistant City Attorney

APPROVED AS TO CONTENT:



Elizabeth K. Triggs, Director
Economic & International Development