

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

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

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(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

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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

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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.

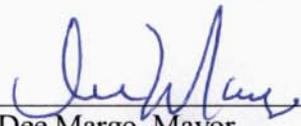
ADOPTED this 19th day of December 2017.

(SIGNATURES ON THE FOLLOWING PAGE)

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CITY OF EL PASO



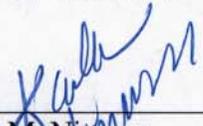
Dee Margo, Mayor

ATTEST:



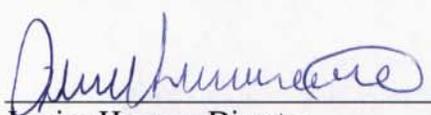
Laura D. Prine
Interim City Clerk

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

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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



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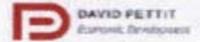
EXHIBIT "C"
PRELIMINARY PROJECT PLAN AND FINANCE PLAN

PRELIMINARY PROJECT AND FINANCING PLAN
December 2017

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



Preliminary Project and Financing Plan, TIRZ #10



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DISCLAIMER

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

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



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



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



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.



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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 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 of 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.

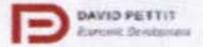
The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

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% | 0.80343300 |
| El Paso County | 0.45268400 | 0% | 0.00000000 |
| EPCC | 0.14163800 | 0% | 0.00000000 |
| University Medical | 0.25194300 | 0% | 0.00000000 |
| Canutilo I.S.D. | 1.53000000 | 0% | 0.00000000 |
| Other | 0.00000000 | 0% | 0.00000000 |
| | 3.17978800 | | 0.80343300 |

| Personal Property Tax | | Participation | |
|-----------------------|-------------------|---------------|-------------------|
| City of El Paso | 0.80343300 | 0% | 0.00000000 |
| El Paso County | 0.45268400 | 0% | 0.00000000 |
| EPCC | 0.14163800 | 0% | 0.00000000 |
| University Medical | 0.25194300 | 0% | 0.00000000 |
| Canutilo I.S.D. | 1.53000000 | 0% | 0.00000000 |
| Other | 0.00000000 | 0% | 0.00000000 |
| | 3.17978800 | | 0.00000000 |

| | | | |
|----------------|------------|-------|------------|
| State Tax Rate | 0.02000000 | 0.60% | 0.00000000 |
|----------------|------------|-------|------------|



Financial Feasibility Analysis

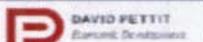
30 COMMERCIAL: INPUT & OUTPUT

INPUT

| Category | Value |
|-----------------------|------------|
| Real Property Tax | 0.80343300 |
| Personal Property Tax | 0.00000000 |
| State Tax | 0.02000000 |

OUTPUT

| Category | Value |
|-----------------------|------------|
| Real Property Tax | 0.80343300 |
| Personal Property Tax | 0.00000000 |
| State Tax | 0.02000000 |

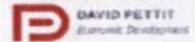


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Financial Feasibility Analysis

| Account Year | HOI Generated | | | | | | | | | | | | | |
|---------------------|---------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |

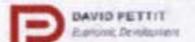
| Account Year | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|---------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |



Financial Feasibility Analysis

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

| Account Year | ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES | | | | | | | | | | | | | |
|---------------------|--|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |
| Water Revenue | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 |
| Water Operating Exp | | | | | | | | | | | | | | |
| Water Depreciation | | | | | | | | | | | | | | |
| Water Debt Service | | | | | | | | | | | | | | |

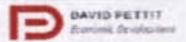


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Financial Feasibility Analysis

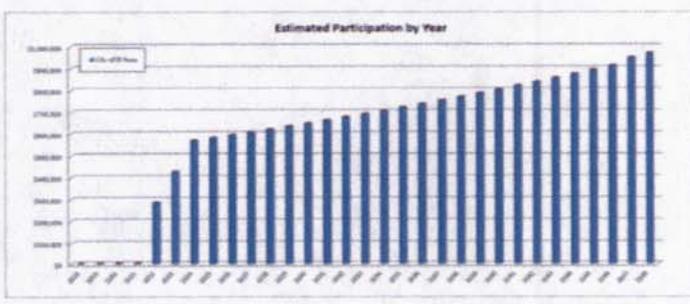
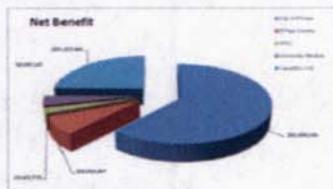
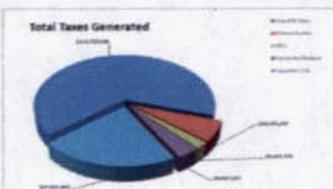
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

| Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | Total | |
|-------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| City of El Paso | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 24,000,000 | |
| County of El Paso | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 24,000,000 |
| City of El Paso (Net) | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 24,000,000 |
| County of El Paso (Net) | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 24,000,000 |
| Total | 2,000,000 | 48,000,000 |



Financial Feasibility Analysis

| Revenue Source | Total Taxes Generated | Participation | Net Benefit |
|-------------------|-----------------------|---------------|---------------------|
| City of El Paso | \$11,100,000 | 55.5% | \$6,110,000 |
| County of El Paso | \$11,100,000 | 55.5% | \$6,110,000 |
| SPIC | \$0 | 0% | \$0 |
| Community Benefit | \$0 | 0% | \$0 |
| Developer P&L | \$0 | 0% | \$0 |
| Total | \$22,200,000 | 100% | \$12,220,000 |



ORDINANCE NO. 018749
TIRZ 10- Water Tower Property
KMN

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 35-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

| PICN | PROP ID | OWNER | LEGAL DESCRIPTION | Acres | EX. | IMPR. VALUE | LAND VALUE | TAXABLE VALUE |
|----------------|---------|--------------------|---|--------------|-----|-------------|--------------|---------------------|
| E37999K030000 | 325295 | FSW INVESTMENTS LP | 1 EL PASO WEST SIX FT OF 1 (1130.63 FT ON S - 8892 ON W - 8892 ON N - 678.11 FT ON E) (13.3252 AC) | 13.32 | | \$ - | \$ 1,724,543 | \$ 1,724,543 |
| E37999K0300100 | 313867 | FSW INVESTMENTS LP | 1 EL PASO WEST FT OF 1 8892 128.47 N OF SWC (884.25 ON N - 2028.90 ON E - 8892 ON S - 2075.87 ON W) | 30.26 | | \$ - | \$ 4,746,579 | \$ 4,746,579 |
| E37999K0300140 | 63329 | FSW INVESTMENTS LP | 1 EL PASO WEST NELY FT OF 1 (4.08 AC) | 4.08 | | \$ - | \$ 561,880 | \$ 561,880 |
| | | | | 47.66 | | | | \$ 7,032,992 |

ORDINANCE NO. 018749
 TIRZ 10- Water Tower Property
 KMN

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

W. 19

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.

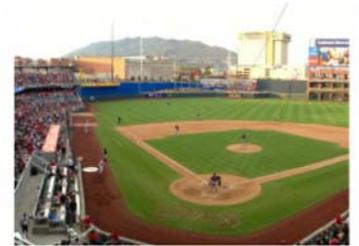
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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



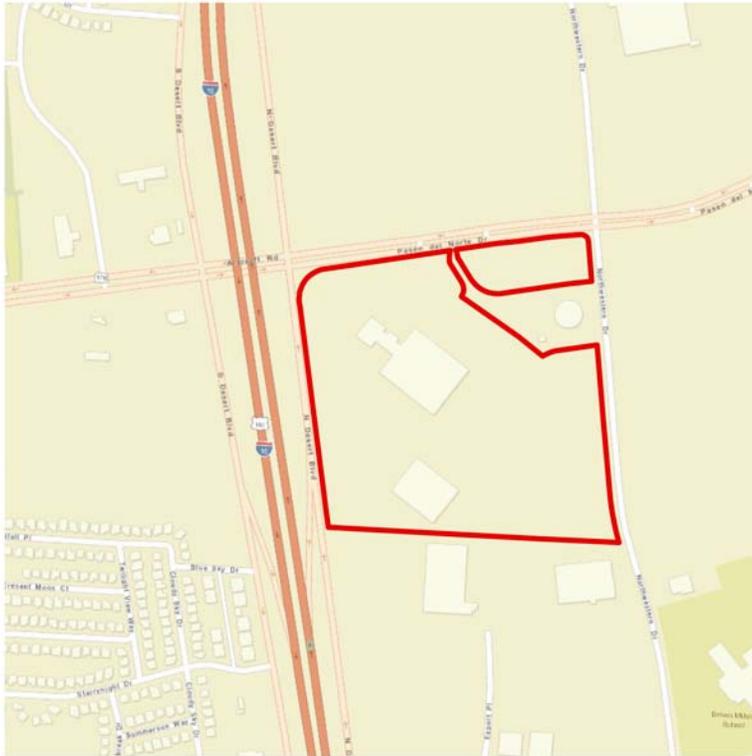
El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive. 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

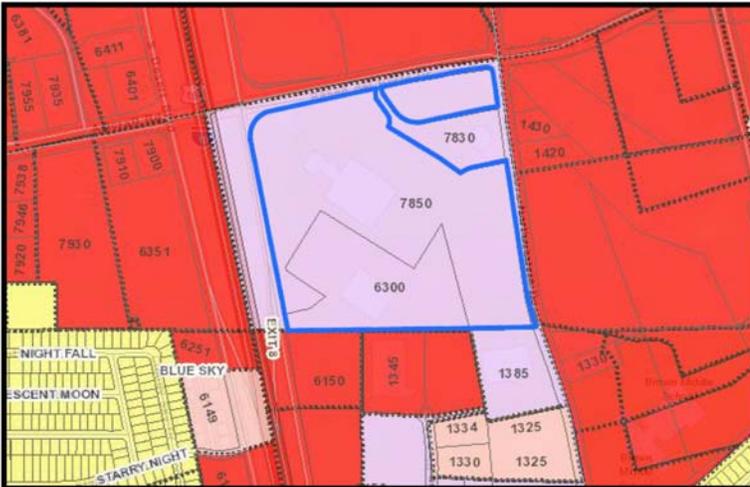
North along the western ROW line of Northwestern Drive to a point where said line intersects with the southern ROW line of Paseo del Norte Drive, thence

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)



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 \$7,035,005.

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% | 0.80343300 |
| El Paso County | 0.45269400 | 0% | 0.00000000 |
| EPCC | 0.14163800 | 0% | 0.00000000 |
| University Medical | 0.25194300 | 0% | 0.00000000 |
| Canutillo I.S.D. | 1.53000000 | 0% | 0.00000000 |
| Other | 0.00000000 | 0% | 0.00000000 |
| | 3.17970800 | | 0.80343300 |

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

| | | | |
|----------------|------------|-------|------------|
| Sales Tax Rate | 0.02000000 | 0.00% | 0.00000000 |
|----------------|------------|-------|------------|

Financial Feasibility Analysis

30 COMMERCIAL: INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 8.00% |
|---------------|-------|

| REAL PROPERTY TAX | PARTICIPATION | |
|--------------------|---------------|------------|
| City of El Paso | 0.80343300 | 100% |
| El Paso County | 0.45269400 | 0% |
| EPCC | 0.14162800 | 0% |
| University Medical | 0.25194200 | 0% |
| Canutillo I.S.D. | 1.53000000 | 0% |
| Other | 0.00000000 | 0% |
| | 3.17970800 | 0.80343300 |

| PERSONAL PROPERTY TAX | PARTICIPATION | |
|-----------------------|---------------|------------|
| City of El Paso | 0.80343300 | 0% |
| El Paso County | 0.45269400 | 0% |
| EPCC | 0.14162800 | 0% |
| University Medical | 0.25194200 | 0% |
| Canutillo I.S.D. | 1.53000000 | 0% |
| Other | 0.00000000 | 0% |
| | 3.17970800 | 0.00000000 |

| | | | |
|----------------|-----------|-------|-----------|
| 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 |
| 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 | 12.2% | \$ 11,065,939 | \$ 11,065,939 | \$ - |
| EPCC | 2.8% | \$ 3,462,289 | \$ 3,462,289 | \$ - |
| University Medical | 8.8% | \$ 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 | \$ - | \$ - |
| El Paso County | 0.0% | \$ - | \$ 11,065,939 | \$ - |
| EPCC | 0.0% | \$ - | \$ 3,462,289 | \$ - |
| University Medical | 0.0% | \$ - | \$ 6,158,654 | \$ - |
| Canutillo I.S.D. | 0.0% | \$ - | \$ 37,400,290 | \$ - |
| 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 | 17.4% | \$ 12,222,317 | \$ - | \$ 12,222,317 |
| El Paso County | 12.2% | \$ 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. | 82.2% | \$ 37,400,290 | \$ 37,400,290 | \$ - |
| Other | 0.0% | \$ - | \$ - | \$ - |
| 100.0% | \$ 70,309,499 | \$ 66,087,173 | \$ - | \$ 12,222,317 |
| | 100.0% | 82.6% | 0.0% | 17.4% |

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 | |
|--------------------------|---------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED | 2017 | 2019 | 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 |
| | Taxable Value | \$1,000,000 | \$2,500,000 | \$5,000,000 | \$7,500,000 | \$10,000,000 | \$12,500,000 | \$15,000,000 | \$17,500,000 | \$20,000,000 | \$22,500,000 | \$25,000,000 | \$27,500,000 | \$30,000,000 | \$32,500,000 | \$35,000,000 | \$37,500,000 | \$40,000,000 | \$42,500,000 | \$45,000,000 | \$47,500,000 | \$50,000,000 | \$52,500,000 | \$55,000,000 | \$57,500,000 | \$60,000,000 | \$62,500,000 | \$65,000,000 | \$67,500,000 | \$70,000,000 | \$72,500,000 | \$75,000,000 | |
| City of El Paso | PIV | 200,000 | 475,000 | 950,000 | 1,425,000 | 1,900,000 | 2,375,000 | 2,850,000 | 3,325,000 | 3,800,000 | 4,275,000 | 4,750,000 | 5,225,000 | 5,700,000 | 6,175,000 | 6,650,000 | 7,125,000 | 7,600,000 | 8,075,000 | 8,550,000 | 9,025,000 | 9,500,000 | 9,975,000 | 10,450,000 | 10,925,000 | 11,400,000 | 11,875,000 | 12,350,000 | 12,825,000 | 13,300,000 | 13,775,000 | 14,250,000 | |
| El Paso County | AMR/LAR | 100,000 | 237,500 | 475,000 | 712,500 | 950,000 | 1,187,500 | 1,425,000 | 1,662,500 | 1,900,000 | 2,137,500 | 2,375,000 | 2,612,500 | 2,850,000 | 3,087,500 | 3,325,000 | 3,562,500 | 3,800,000 | 4,037,500 | 4,275,000 | 4,512,500 | 4,750,000 | 4,987,500 | 5,225,000 | 5,462,500 | 5,700,000 | 5,937,500 | 6,175,000 | 6,412,500 | 6,650,000 | 6,887,500 | 7,125,000 | |
| SPC | 5.00% PIV | 50,000 | 118,750 | 237,500 | 356,250 | 475,000 | 593,750 | 712,500 | 831,250 | 950,000 | 1,068,750 | 1,187,500 | 1,306,250 | 1,425,000 | 1,543,750 | 1,662,500 | 1,781,250 | 1,900,000 | 2,018,750 | 2,137,500 | 2,256,250 | 2,375,000 | 2,493,750 | 2,612,500 | 2,731,250 | 2,850,000 | 2,968,750 | 3,087,500 | 3,206,250 | 3,325,000 | 3,443,750 | 3,562,500 | |
| University Medical | 3.00% AMR | 30,000 | 69,375 | 138,750 | 208,125 | 277,500 | 346,875 | 416,250 | 485,625 | 555,000 | 624,375 | 693,750 | 763,125 | 832,500 | 901,875 | 971,250 | 1,040,625 | 1,110,000 | 1,179,375 | 1,248,750 | 1,318,125 | 1,387,500 | 1,456,875 | 1,526,250 | 1,595,625 | 1,665,000 | 1,734,375 | 1,803,750 | 1,873,125 | 1,942,500 | 2,011,875 | 2,081,250 | |
| Capital ISD | 3.00% PIV | 15,000 | 34,687 | 69,375 | 103,962 | 138,750 | 173,537 | 208,325 | 243,112 | 277,900 | 312,687 | 347,475 | 382,262 | 417,050 | 451,837 | 486,625 | 521,412 | 556,200 | 590,987 | 625,775 | 660,562 | 695,350 | 730,137 | 764,925 | 800,712 | 835,500 | 870,287 | 905,075 | 939,862 | 974,650 | 1,009,437 | 1,044,225 | 1,079,012 |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | PIV | 385,000 | 881,250 | 1,762,500 | 2,643,750 | 3,525,000 | 4,406,250 | 5,287,500 | 6,168,750 | 7,050,000 | 7,931,250 | 8,812,500 | 9,693,750 | 10,575,000 | 11,456,250 | 12,337,500 | 13,218,750 | 14,100,000 | 14,981,250 | 15,862,500 | 16,743,750 | 17,625,000 | 18,506,250 | 19,387,500 | 20,268,750 | 21,150,000 | 22,031,250 | 22,912,500 | 23,793,750 | 24,675,000 | 25,556,250 | 26,437,500 | 27,318,750 |
| PERSONAL PROPERTY | % OCCUPIED | 2017 | 2019 | 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 |
| City of El Paso | PIV | 100,000 | 237,500 | 475,000 | 712,500 | 950,000 | 1,187,500 | 1,425,000 | 1,662,500 | 1,900,000 | 2,137,500 | 2,375,000 | 2,612,500 | 2,850,000 | 3,087,500 | 3,325,000 | 3,562,500 | 3,800,000 | 4,037,500 | 4,275,000 | 4,512,500 | 4,750,000 | 4,987,500 | 5,225,000 | 5,462,500 | 5,700,000 | 5,937,500 | 6,175,000 | 6,412,500 | 6,650,000 | 6,887,500 | 7,125,000 | |
| El Paso County | AMR/LAR | 50,000 | 118,750 | 237,500 | 356,250 | 475,000 | 593,750 | 712,500 | 831,250 | 950,000 | 1,068,750 | 1,187,500 | 1,306,250 | 1,425,000 | 1,543,750 | 1,662,500 | 1,781,250 | 1,900,000 | 2,018,750 | 2,137,500 | 2,256,250 | 2,375,000 | 2,493,750 | 2,612,500 | 2,731,250 | 2,850,000 | 2,968,750 | 3,087,500 | 3,206,250 | 3,325,000 | 3,443,750 | 3,562,500 | |
| SPC | 5.00% PIV | 25,000 | 59,375 | 118,750 | 178,125 | 237,500 | 296,875 | 356,250 | 415,625 | 475,000 | 534,375 | 593,750 | 653,125 | 712,500 | 771,875 | 831,250 | 890,625 | 950,000 | 1,009,375 | 1,068,750 | 1,128,125 | 1,187,500 | 1,246,875 | 1,306,250 | 1,365,625 | 1,425,000 | 1,484,375 | 1,543,750 | 1,603,125 | 1,662,500 | 1,721,875 | 1,781,250 | |
| University Medical | 3.00% AMR | 12,500 | 29,687 | 59,375 | 89,062 | 118,750 | 148,437 | 178,125 | 207,812 | 237,500 | 267,187 | 296,875 | 326,562 | 356,250 | 385,937 | 415,625 | 445,312 | 475,000 | 504,687 | 534,375 | 564,062 | 593,750 | 623,437 | 653,125 | 682,812 | 712,500 | 742,187 | 771,875 | 801,562 | 831,250 | 860,937 | 890,625 | |
| Capital ISD | 3.00% PIV | 6,250 | 14,843 | 29,687 | 44,531 | 59,375 | 74,219 | 89,062 | 103,906 | 118,750 | 133,593 | 148,437 | 163,281 | 178,125 | 192,969 | 207,812 | 222,656 | 237,500 | 252,343 | 267,187 | 282,031 | 296,875 | 311,719 | 326,562 | 341,406 | 356,250 | 371,093 | 385,937 | 400,781 | 415,625 | 430,469 | 445,312 | 460,156 |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | PIV | 187,500 | 434,625 | 869,250 | 1,303,875 | 1,738,500 | 2,173,125 | 2,607,750 | 3,042,375 | 3,477,000 | 3,911,625 | 4,346,250 | 4,780,875 | 5,215,500 | 5,650,125 | 6,084,750 | 6,519,375 | 6,954,000 | 7,388,625 | 7,823,250 | 8,257,875 | 8,692,500 | 9,127,125 | 9,561,750 | 9,996,375 | 10,431,000 | 10,865,625 | 11,300,250 | 11,734,875 | 12,169,500 | 12,604,125 | 13,038,750 | |
| SALES TAX | % OCCUPIED | 2017 | 2019 | 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 |
| City of El Paso | PIV | 100,000 | 237,500 | 475,000 | 712,500 | 950,000 | 1,187,500 | 1,425,000 | 1,662,500 | 1,900,000 | 2,137,500 | 2,375,000 | 2,612,500 | 2,850,000 | 3,087,500 | 3,325,000 | 3,562,500 | 3,800,000 | 4,037,500 | 4,275,000 | 4,512,500 | 4,750,000 | 4,987,500 | 5,225,000 | 5,462,500 | 5,700,000 | 5,937,500 | 6,175,000 | 6,412,500 | 6,650,000 | 6,887,500 | 7,125,000 | |
| El Paso County | AMR/LAR | 50,000 | 118,750 | 237,500 | 356,250 | 475,000 | 593,750 | 712,500 | 831,250 | 950,000 | 1,068,750 | 1,187,500 | 1,306,250 | 1,425,000 | 1,543,750 | 1,662,500 | 1,781,250 | 1,900,000 | 2,018,750 | 2,137,500 | 2,256,250 | 2,375,000 | 2,493,750 | 2,612,500 | 2,731,250 | 2,850,000 | 2,968,750 | 3,087,500 | 3,206,250 | 3,325,000 | 3,443,750 | 3,562,500 | |
| SPC | 5.00% PIV | 25,000 | 59,375 | 118,750 | 178,125 | 237,500 | 296,875 | 356,250 | 415,625 | 475,000 | 534,375 | 593,750 | 653,125 | 712,500 | 771,875 | 831,250 | 890,625 | 950,000 | 1,009,375 | 1,068,750 | 1,128,125 | 1,187,500 | 1,246,875 | 1,306,250 | 1,365,625 | 1,425,000 | 1,484,375 | 1,543,750 | 1,603,125 | 1,662,500 | 1,721,875 | 1,781,250 | |
| University Medical | 3.00% AMR | 12,500 | 29,687 | 59,375 | 89,062 | 118,750 | 148,437 | 178,125 | 207,812 | 237,500 | 267,187 | 296,875 | 326,562 | 356,250 | 385,937 | 415,625 | 445,312 | 475,000 | 504,687 | 534,375 | 564,062 | 593,750 | 623,437 | 653,125 | 682,812 | 712,500 | 742,187 | 771,875 | 801,562 | 831,250 | 860,937 | 890,625 | |
| Capital ISD | 3.00% PIV | 6,250 | 14,843 | 29,687 | 44,531 | 59,375 | 74,219 | 89,062 | 103,906 | 118,750 | 133,593 | 148,437 | 163,281 | 178,125 | 192,969 | 207,812 | 222,656 | 237,500 | 252,343 | 267,187 | 282,031 | 296,875 | 311,719 | 326,562 | 341,406 | 356,250 | 371,093 | 385,937 | 400,781 | 415,625 | 430,469 | 445,312 | 460,156 |
| Other | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | PIV | 187,500 | 434,625 | 869,250 | 1,303,875 | 1,738,500 | 2,173,125 | 2,607,750 | 3,042,375 | 3,477,000 | 3,911,625 | 4,346,250 | 4,780,875 | 5,215,500 | 5,650,125 | 6,084,750 | 6,519,375 | 6,954,000 | 7,388,625 | 7,823,250 | 8,257,875 | 8,692,500 | 9,127,125 | 9,561,750 | 9,996,375 | 10,431,000 | 10,865,625 | 11,300,250 | 11,734,875 | 12,169,500 | 12,604,125 | 13,038,750 | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| City of El Paso | PIV | 200,000 | 475,000 | 950,000 | 1,425,000 | 1,900,000 | 2,375,000 | 2,850,000 | 3,325,000 | 3,800,000 | 4,275,000 | 4,750,000 | 5,225,000 | 5,700,000 | 6,175,000 | 6,650,000 | 7,125,000 | 7,600,000 | 8,075,000 | 8,550,000 | 9,025,000 | 9,500,000 | 9,975,000 | 10,450,000 | 10,925,000 | 11,400,000 | 11,875,000 | 12,350,000 | 12,825,000 | 13,300,000 | 13,775,000 | 14,250,000 | |
| El Paso County | AMR/LAR | 100,000 | 237,500 | 475,000 | 712,500 | 950,000 | 1,187,500 | 1,425,000 | 1,662,500 | 1,900,000 | 2,137,500 | 2,375,000 | 2,612,500 | 2,850,000 | 3,087,500 | 3,325,000 | 3,562,500 | 3,800,000 | 4,037,500 | 4,275,000 | 4,512,500 | 4,750,000 | 4,987,500 | 5,225,000 | 5,462,500 | 5,700,000 | 5,937,5 | | | | | | |

Financial Feasibility Analysis

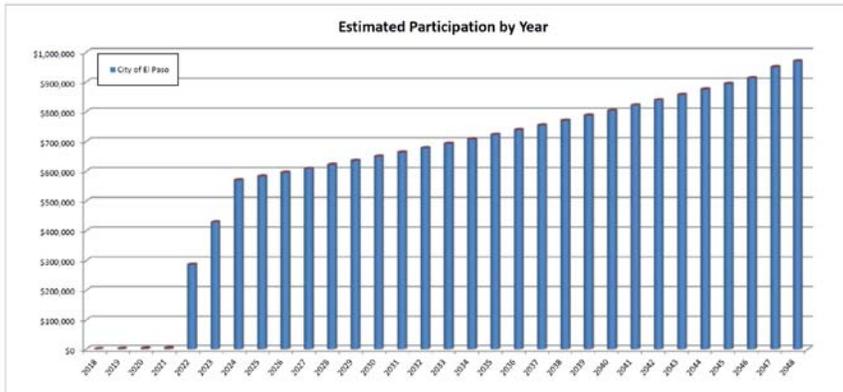
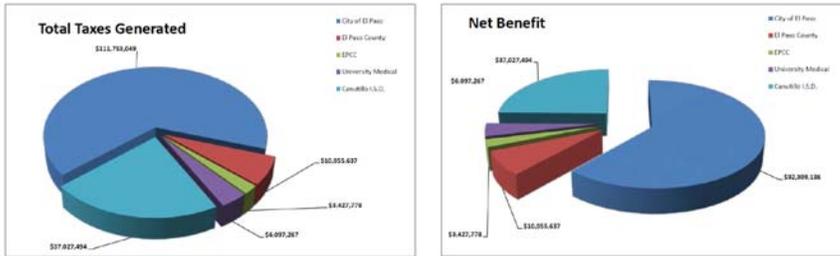
ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

| TAXABLE BASE YEAR GROWTH 2.00% DISCOUNT RATE 6.50% | | | | | | | | | | | | | | | | |
|---|----------------|--------------------------------|-----------|-----------|------------|------------|-------------------------|------------|------------|------------|------------|---------------------------------------|------------|------------|------------|------------|
| REAL PROPERTY TAX | | BUSINESS PERSONAL PROPERTY TAX | | | | | SALES TAX | | | | | HOT | | | | |
| 0.000000 100% 0.000000 | | 0.000000 0% 0.000000 | | | | | 0.000000 0.00% 0.000000 | | | | | City Tax Rate 0% State Tax Rate 0% | | | | |
| 0.1416380 0% 0.000000 | | 0.1416380 0% 0.000000 | | | | | 0.1416380 0% 0.000000 | | | | | 0.1416380 0% 0.000000 | | | | |
| 0.2519430 0% 0.000000 | | 0.2519430 0% 0.000000 | | | | | 0.2519430 0% 0.000000 | | | | | 0.2519430 0% 0.000000 | | | | |
| 1.5300000 0% 0.000000 | | 1.5300000 0% 0.000000 | | | | | 1.5300000 0% 0.000000 | | | | | 1.5300000 0% 0.000000 | | | | |
| 0.000000 0% 0.000000 | | 0.000000 0% 0.000000 | | | | | 0.000000 0% 0.000000 | | | | | 0.000000 0% 0.000000 | | | | |
| 3.1797000 0.000000 | | 3.1797000 0.000000 | | | | | 3.1797000 0.000000 | | | | | 3.1797000 0.000000 | | | | |
| REVENUE YEAR | 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 | 7,922,568 | 8,081,909 | 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 | 7,922,568 | 8,081,909 | 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 | 7,922,568 | 8,081,909 | 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 | 7,922,568 | 8,081,909 | 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 | 7,922,568 | 8,081,909 | 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 | 7,922,568 | 8,081,909 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 294,214 | 430,589 | 579,911 | 732,209 | 887,563 | 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 | 2,261 | 3,440 | 4,659 | 5,883 | 7,131 | 8,404 | 9,702 | 11,027 | 12,378 | 13,756 | 15,161 | 16,595 | 18,057 | 19,548 | |
| 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 (6.5%) | 1,130 | 2,261 | 3,440 | 4,659 | 5,883 | 7,131 | 8,404 | 9,702 | 11,027 | 12,378 | 13,756 | 15,161 | 16,595 | 18,057 | 19,548 | |
| REVENUE #1 - HOTEL | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | 0 | 0 | 0 | 0 | 35,000,000 | 32,000,000 | 70,000,000 | 71,400,000 | 72,800,000 | 74,200,000 | 75,700,000 | 77,200,000 | 78,700,000 | 80,200,000 | 81,700,000 | 83,200,000 |
| BUSINESS PERSONAL PROPERTY | 0 | 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 (6.5%) | 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 | |
| REVENUE #2 - SALES TAX | | | | | | | | | | | | | | | | |
| SALES | 0 | 0 | 0 | 0 | 8,700,000 | 11,500,000 | 17,000,000 | 17,000,000 | 18,200,000 | 18,200,000 | 19,400,000 | 19,400,000 | 20,600,000 | 20,600,000 | 21,800,000 | 21,800,000 |
| REV (6.5%) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| REVENUE #3 - HOT | | | | | | | | | | | | | | | | |
| HOT | 0 | 0 | 0 | 0 | 21,781,376 | 25,294,000 | 25,083,125 | 29,044,000 | 30,237,276 | 30,842,000 | 31,450,000 | 32,060,000 | 32,670,000 | 33,280,000 | 33,890,000 | 34,500,000 |
| REV (6.5%) | 0 | 0 | 0 | 0 | 21,781,376 | 25,294,000 | 25,083,125 | 29,044,000 | 30,237,276 | 30,842,000 | 31,450,000 | 32,060,000 | 32,670,000 | 33,280,000 | 33,890,000 | 34,500,000 |
| REVENUE A, C, 2, 3 | 1,130 | 2,261 | 3,440 | 4,659 | 307,384 | 428,333 | 570,807 | 583,354 | 596,151 | 609,205 | 622,519 | 636,100 | 649,952 | 664,082 | 678,494 | |
| Running Total | 1,130 | 2,261 | 3,440 | 4,659 | 307,384 | 428,333 | 570,807 | 583,354 | 596,151 | 609,205 | 622,519 | 636,100 | 649,952 | 664,082 | 678,494 | |
| NET PRESENT VALUE @ 6% | 6,883,077 | | | | | | | | | | | | | | | |
| GROSS | 18,443,883 | | | | | | | | | | | | | | | |
| | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | |
| City of El Paso | 1,130 | 2,261 | 3,440 | 4,659 | 307,384 | 428,333 | 570,807 | 583,354 | 596,151 | 609,205 | 622,519 | 636,100 | 649,952 | 664,082 | 678,494 | |
| 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 | |
| NET PRESENT VALUE @ 6% | 6,883,077 | | | | | | | | | | | | | | | |
| GROSS | 18,443,883 | | | | | | | | | | | | | | | |

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 |
| Canalillo 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 | | 2.00% | | 4.00% | | | | | | | | | | | | | | |
|----------------------------|------|--------------------------------|------|--------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| REAL PROPERTY TAX | | BUSINESS PERSONAL PROPERTY TAX | | HOTEL | | | | | | | | | | | | | | |
| City of El Paso | | City of El Paso | | City of El Paso | | | | | | | | | | | | | | |
| El Paso County | | El Paso County | | El Paso County | | | | | | | | | | | | | | |
| University Medical | | University Medical | | University Medical | | | | | | | | | | | | | | |
| Carroll ISD | | Carroll ISD | | Carroll ISD | | | | | | | | | | | | | | |
| Other | | Other | | Other | | | | | | | | | | | | | | |
| 2017 | | 2017 | | 2017 | | | | | | | | | | | | | | |
| BASE YEAR | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| REVENUE YEAR | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| REVENUE YEAR | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
| TAXABLE VALUE | | | | | | | | | | | | | | | | | | |
| TAXABLE VALUE INCREMENT | | | | | | | | | | | | | | | | | | |
| REVENUE A | | | | | | | | | | | | | | | | | | |
| TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | |
| REVENUE B - HOTEL | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY TAX | | | | | | | | | | | | | | | | | | |
| BUSINESS PERSONAL PROPERTY | | | | | | | | | | | | | | | | | | |
| REVENUE C - SALES TAX | | | | | | | | | | | | | | | | | | |
| REVENUE D - HOT | | | | | | | | | | | | | | | | | | |
| REVENUE A, B, C, D | | | | | | | | | | | | | | | | | | |
| GROSS | | | | | | | | | | | | | | | | | | |
| NET PRESENT VALUE @ 6% | | | | | | | | | | | | | | | | | | |

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 |