CITY CLERK DEPT
2019 FEB 26 AM 10:43

ORDINANCE NO. 018913

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL PASO, TEXAS, AMENDING ORDINANCE NO. 018792 CONCERNING TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF EL PASO, TEXAS, BY EXPANDING THE BOUNDARIES OF THE ZONE; CONTAINING FINDINGS RELATED TO THE EXPANSION OF THE ZONE; ESTABLISHING THE CITY'S TAX INCREMENT CONTRIBUTION IN REGARDS TO THE EXPANDED AREA; AND AMENDING THE LANGUAGE OF THE ZONE DURATION PROVISION.

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 the noncontiguous geographic area in the City specifically described in Exhibit "A-1" and Exhibit "B-1" of this Ordinance, through the expansion of a reinvestment zone in accordance with the Act; and

WHEREAS, on May 29, 2018, the City Council approved Ordinance No. 018792, designating a contiguous geographic area within the City as a Reinvestment Zone Number Eleven, City of El Paso, Texas (the "Zone"); and

WHEREAS, the City Council now desires to amend the Zone to add approximately 96.27 acres of land to the existing approximately 50.00 acres in the Zone; and

WHEREAS, upon approval of this Ordinance, the Zone will consist of approximately 146.27 acres of noncontiguous land, as described in Exhibit "A-1" of this Ordinance; and

WHEREAS, Section 311.011 (e) of the Act, in pertinent part, provides that if an amendment increases the geographic area of the zone, modifies the percentage of tax increment to be contributed by a taxing unit, or increases the total estimated project costs, the approval must be by ordinance adopted after public hearing pursuant to Sections 311.003 (c) and (d); and

WHEREAS, as required by the Act, the City has prepared an Amended Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Eleven, City of El Paso, attached as Exhibit "C-1" (hereinafter referred to as to as the "Preliminary Amended Project and Finance Plan") for the expanded tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the expansion of the proposed zone was published in a newspaper having general circulation in the City on March 11, 2019, which date is before the seventh (7th) day before the public hearing held on March 19, 2019; and

WHEREAS, at the public hearing on March 19, 2019, in accordance with Section 311.003 (c) of the Act, interested persons were permitted to speak for or against the Zone expansion, the proposed boundaries, and the concept of tax increment financing; and owners of property in the proposed Zone were given the opportunity to protest inclusion of their property in the Zone; and

WHEREAS, the City has taken all actions required to expand the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Texas Tax Code, 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 expanded Zone; and

WHEREAS, the City desires to amend the language of the zone duration provision to more closely follow the language of Texas Tax Code, Section 311.017.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO 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. EXPANDED BOUNDARIES.

Ordinance No. 018792 is hereby amended to add approximately 96.27 acres of land legally described as **LOT 5, BLOCK 6 CASTNER RANGE, EL PASO COUNTY, TEXAS** to the existing approximately 50.00 acres of land in the Zone, with said amendments attached hereto as Exhibit "A-1" and Exhibit "B-1" and incorporated herein by reference for all purposes.

SECTION 3. FINDINGS.

The City Council finds that, notwithstanding the expansion of the boundaries of the Zone, the Zone continues to meet the requirements of Sections 311.005 and 311.006 of the Act.

SECTION 4. TAX INCREMENT BASE AND TAX INCREMENT.

(a) The Tax Increment Base for the parcel added to the Zone with the March 19, 2019 boundary amendment is the total appraised value of all real property taxable by the City within the Zone determined as of January 1, 2019; and

CITY CLERK DEPT
2019 FEB 26 AM 10:45

(b) The TIF Fund with respect to the parcel added to the Zone with the March 19, 2019 boundary amendment 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) zero percent (0%) 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.

SECTION 5. DURATION OF THE ZONE.

Section 5 of Ordinance No. 018792 is hereby amended in its entirety to read as follows:

That, in accordance with Section 311.004 (a) (3) of the Act, the expanded Zone shall take effect immediately upon the passage and approval of this Ordinance. Further, in accordance with Section 311.004 (a) (4) of the Act, the Zone shall terminate on the earlier of the following: (i) December 31, 2054 or an earlier or later termination date as designated by an ordinance adopted pursuant to Section 311.017(a) (1) of the Act; or (ii) on the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full.

SECTION 6. EFFECT OF ORDINANCE NO. 018792

Except as expressly amended herein, Ordinance No. 018792 shall remain in full force and effect.

PASSED AND APPROVED this 19th day of March 2019.

CITY OF EL PASO

Dee Margo
Mayor

ATTEST:

Laura D. Prine
City Clerk

APPROVED AS TO FORM:

Roberta Brito
Assistant City Attorney

APPROVED AS TO CONTENT:

Jessica Herrera, Director
Economic & International Development

Legend
TIRZ 11 Expansion
TIRZ 11
TRZ 3.2
JUNCTION
BLYTHE
SUN VALLEY
PEACOCK
ROYAL
LARKSPUR
DEBEERS
AGGIE
VILLA MILAGRO
BON AIRE
EL CAMPO
BIG HORN
TUMBLEWEED
KELLOGG
TROPICANA
CERMAC
EDMONTON
PRINCE EDWARD
EXIT 30
ACADEMY
BLOSSOM
KODIAK
YARMOUTH
FAIRBANKS
KETCHIKAN
ALCAN
ONTARIO
PHEASANT
MILAN
QUAIL
GOLIAD
IMPERIAL
KIRWOOD
MERCEDES
OAKWOOD
ELECTRIC
CONOVER
AUDOBON
BOMARC
GATEWAY SOUTH
WOODROW BEAN TRANSMOUNTAIN
SAHARA
GENIE
MIDAS
ORLEANS
PARIS
GIRL SCOUT
KENWORTHY
AGENA
BALLISTIC
NOVA
GATEWAY NORTH
BASTILLE
ANNETTE
TAJ MAHAL
HASAN
SOUDA
NIKE
TITAN
YVETTE
RUSHING
ELOICE
REGULUS
COHEN
BAGDAD
SALUKI
GSCHWIND
MARCILLUS
MANILA
PICKEREL
EISENHOWER
GOBY
WALLY
HARLAN
WHISPERING SPRINGS
DANNY
HUSKEY
PATTON
MCCOMBS
MARLIN
MUMM
LITTLE JOHN
RAILROAD
POMPANO
FRIAR TUCK
PATRIOT FREEWAY
FOLSOM
BEALS
BLUE WING
WILL RUTH
TARPON
ANTONIO
ROANOKE
RAINTREE
THREADGILL
IRIS
TEAL
STAHALA
ALISBURY
FAIRFAX
RUTLEDGE
ALBANY
DIANA
VERBENA
MACAW
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PRELIMINARY AMENDED PROJECT AND FINANCING PLAN
MARCH 2019

Tax Increment Reinvestment Zone #11
City of El Paso, Texas

DAVID PETTIT
Economic Development

Foreword

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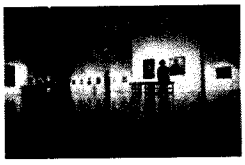
DISCLAIMER

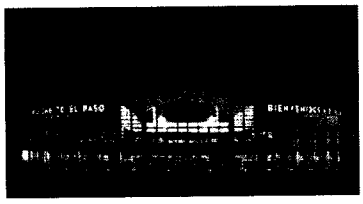
Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market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

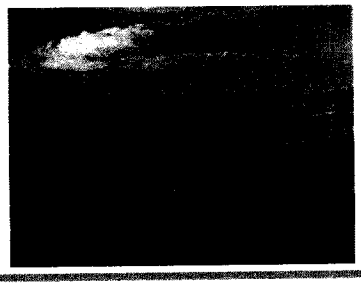
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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

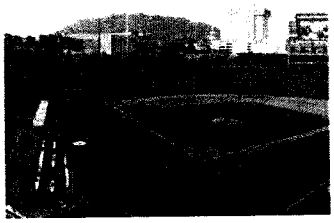


El Paso is the largest metro area along the Texas-Mexico border which boasts a best-in-class, business friendly operating environment while also offering a great living experience. The region represents one of the largest manufacturing centers in North America and is recognized as globally competitive.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

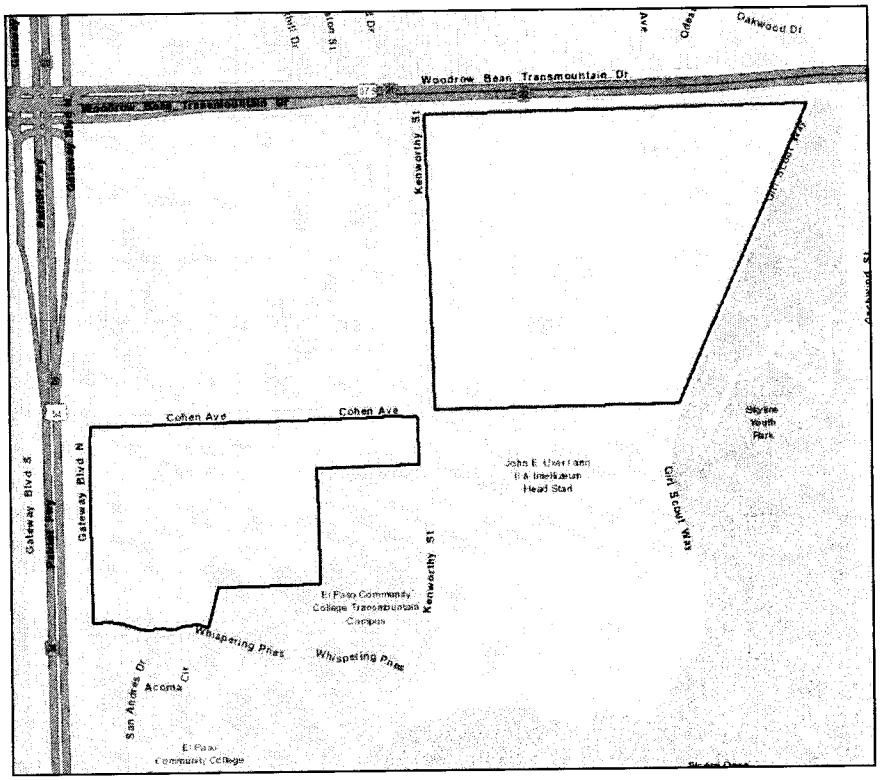
As the sixth-largest city in Texas, El Paso is a top 20% U.S. performing economy and continues to experience positive economic growth by attracting new businesses and helping existing companies to grow. The City's focus is to create new employment opportunities in 21st century industries, maintain a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







Introduction



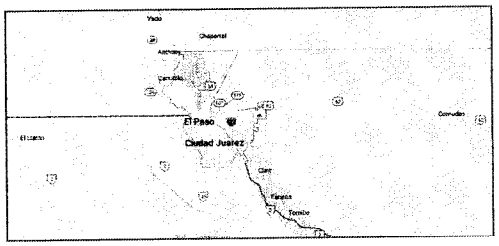
Tax Increment Reinvestment Zone #11, City of El Paso

Tax Increment Reinvestment Zone #11 (TIRZ) was created in 2018 by Ordinance No. 018792 to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #11 will promote the creation of mixed-use development consisting of destination retail and entertainment that will serve as a catalyst for Northeast El Paso. In 2019, the boundaries of TIRZ #11 were expanded to include TIRZ #11A as seen in the map to the left.

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

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

- TIRZ #11 Boundary (Base 2018)
- TIRZ #11A Boundary (Base 2019)



DAVID PETTIT
Economic Development

TIRZ Boundary

Boundary Description

TIRZ #11 is located in the northern portion of the City of El Paso encompassing approximately 50.00 acres. TIRZ #11 is generally bound by Gateway N Boulevard to the west, Cohen Avenue to the north, Kenworthy Street to the east, and Whispering Springs Drive to the south. TIRZ #11A is also located in the northern portion of the City of El Paso encompassing 96.27 acres. TIRZ #11A is generally bound by Kenworthy Street to the west, Woodrow Bean Transmountain to the north, Cohen Avenue to the south, and Girl Scount Way to the east.

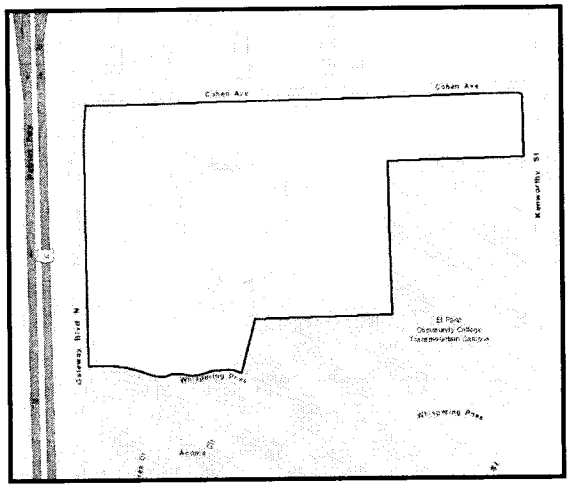
- TIRZ #11 Boundary (Base 2018)
- TIRZ #11A Boundary (Base 2019)

TIRZ Boundary

TIRZ #11

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

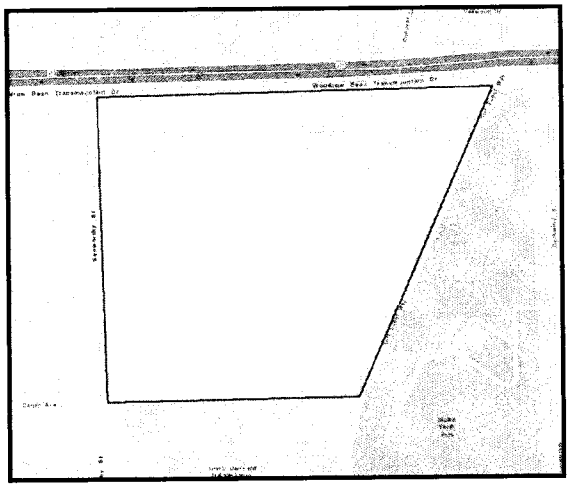
Legal Description: 7 Castner Range N PT of Block (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W), containing 50.00 acres of land.



TIRZ #11A

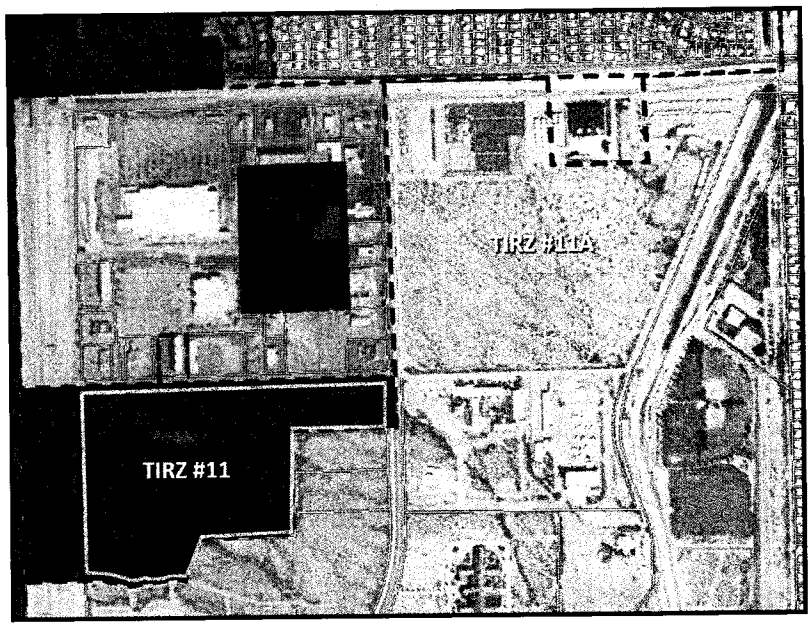
Being that certain tract of land identified as parcel 21125, being more particularly described as follows:

Legal Description: Lot 5, Block 6 Castner Range, containing 96.27 acres of land.



DAVID PETTIT
Economic Development

Current Conditions



Land Use

The TIRZ contains Cohen Stadium, an underused 30 year old structure, and its associated parking lots. The expanded TIRZ #11A boundaries include primarily vacant land, as well as land along the northern portion used by El Paso Independent School District for a variety of purposes including a tennis center and parking.

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 TIRZ #11 is currently zoned as C-4, Regional Commerical (shaded in red). Regional Commercial allows for commercial uses intended to serve the entire City to permit heavy commercial uses characterized by automotive and light warehousing. Regional Commercial serves to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the Central Business District, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.

The property within TIRZ #11A is currently zoned as R-4, Light Density Residential (shaded in yellow). Light Density Residential zoning serves to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

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 is currently one parcel within TIRZ #11, which is owned by the City of El Paso. The 2017 estimated base taxable value is $0.

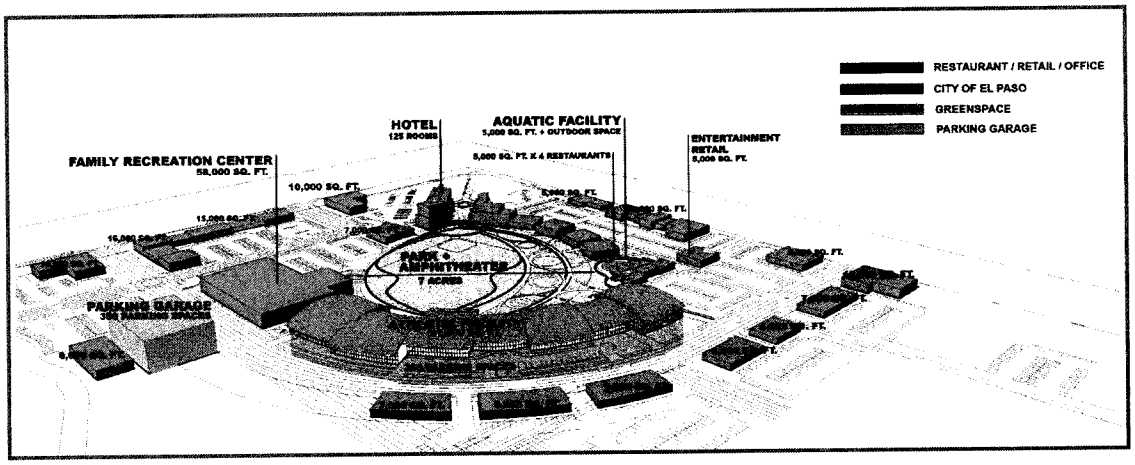
There is currently one parcel within TIRZ #11A, which is owned by El Paso ISD. The 2018 estimated base taxable value is $0.

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

- TIRZ #11 Boundary (Base 2018)

- TIRZ #11A Boundary (Base 2019)

Proposed Development



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

TIRZ #11A is expected to facilitate the construction of a mix of office and retail development.

Project Costs

Project Costs of the Zone

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

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

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Additionally, it is the City's desire to have the land developed facilitated through a direct sale agreement between the City and the private entity.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The proposed development is predominately a large scale mixed-use development within TIRZ #11 and office and retail within TIRZ #11A that will be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

	Square Footage	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Public Investment							
Regional Water Park		2020	N/A	N/A	N/A		
Media Broadcasting Studio/Outdoor		2020	N/A	N/A	N/A		
Park + Amphitheater	304,920	2020	N/A	N/A	N/A		
Athletic Facility	87,000	2020	N/A	N/A	N/A		
Hotel							
Hotel #1	125	2020	2022	$175,000	$21,875,000		
Office							
Restaurant/Retail/Office - Building #15	7,000	2020	2022	$175	$1,225,000	$0.00	$0
Restaurant/Retail/Office - Building #16	5,000	2020	2022	$175	$875,000	$0.00	$0
Restaurant/Retail/Office - Building #17	6,000	2020	2022	$175	$1,050,000	$0.00	$0
Restaurant/Retail/Office - Building #18	8,000	2022	2024	$175	$1,400,000	$0.00	$0
Restaurant/Retail/Office - Building #19	8,000	2022	2024	$175	$1,400,000	$0.00	$0
Restaurant/Retail/Office - Building #20	7,000	2022	2024	$175	$1,225,000	$0.00	$0
Restaurant							
Restaurant/Retail/Office - Building #5	10,000	2020	2022	$300	$3,000,000	$300.00	$3,000,000
Restaurant/Retail/Office - Building #6	7,000	2020	2022	$300	$2,100,000	$300.00	$2,100,000
Restaurant/Retail/Office - Building #7	5,000	2020	2022	$300	$1,500,000	$300.00	$1,500,000
Restaurant/Retail/Office - Building #8	5,000	2022	2024	$300	$1,500,000	$300.00	$1,500,000
Restaurant/Retail/Office - Building #9	5,000	2022	2024	$300	$1,500,000	$300.00	$1,500,000
Restaurant/Retail/Office - Building #10	5,000	2022	2024	$300	$1,500,000	$300.00	$1,500,000
Restaurant/Retail/Office - Building #13	8,000	2022	2024	$300	$2,400,000	$300.00	$2,400,000
Retail							
Family Recreation Center	58,000	2022	2024	$200	$11,600,000	$300.00	$17,400,000
Entertainment/Retail	5,000	2022	2024	$200	$1,000,000	$300.00	$1,500,000
Restaurant/Retail/Office - Building #1	6,000	2022	2024	$200	$1,200,000	$300.00	$1,800,000
Restaurant/Retail/Office - Building #2	10,500	2022	2024	$200	$2,100,000	$300.00	$3,150,000
Restaurant/Retail/Office - Building #3	16,000	2024	2026	$200	$3,200,000	$300.00	$4,800,000
Restaurant/Retail/Office - Building #4	15,000	2024	2026	$200	$3,000,000	$300.00	$4,500,000
Restaurant/Retail/Office - Building #11	6,000	2024	2026	$200	$1,200,000	$300.00	$1,800,000
Restaurant/Retail/Office - Building #12	21,000	2024	2026	$200	$4,200,000	$300.00	$6,300,000
Restaurant/Retail/Office - Building #14	10,000	2024	2026	$200	$2,000,000	$300.00	$3,000,000
Retail_11A							
Retail	165,000	2021	2023	$200	$33,000,000	$300.00	$49,500,000
Retail	225,000	2023	2025	$200	$45,000,000	$300.00	$67,500,000
Office_11A							
Office	25,000	2021	2023	$175	$4,375,000	$0.00	$0
Office	25,000	2023	2025	$175	$4,375,000	$0.00	$0
Office	50,000	2025	2027	$175	$8,750,000	$0.00	$0
Total					**$167,[illegible]**		**$174,[illegible]**

Output @ Year 2064

GROSS 20,318,891

TIRZ 11
TIRZ 11A

DAVID PETTIT
Economic Development

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 TIRZ #11 boundaries only.

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.

TIRZ 11

Real Property Tax		YEARS 2020-2052	
City of El Paso	0.80343000	100%	0.8034300
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		**0.8034300**

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

TIRZ 11A

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

Financial Feasibility Analysis - Hotel - TIRZ

35 YEAR HOTEL : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	3.00%

DISCOUNT RATE	4.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	100.00%	0.0034300
El Paso County	0.45285600	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.05976500		0.0034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.00343000	0%	0.0000000
El Paso County	0.45285600	0%	0.0000000
EPCC	0.14163000	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.05976500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

Hotel

	YEAR	AREA SF	REAL PROPERTY $/SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $/SF	PERSONAL PROPERTY TAX VALUE	SALES $/SF	SALES TAX VALUE
Hotel #1	2020	125	$ 175,000.00	$ 21,875,000	$ -	$ -	$ -	$ -
TOTAL		125		21,875,000		-		-

▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	27.1%	$ 9,323,811	=	$ 9,323,811	+	$ -	+	$ -
El Paso County	16.2%	$ 4,990,965	=	$ 4,990,965	+	$ -	+	$ -
EPCC	4.8%	$ 1,467,418	=	$ 1,467,418	+	$ -	+	$ -
University Medical	8.5%	$ 2,610,210	=	$ 2,610,210	+	$ -	+	$ -
El Paso I.S.D.	44.3%	$ 13,572,060	=	$ 13,572,060	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 30,865,540		$ 30,865,540		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

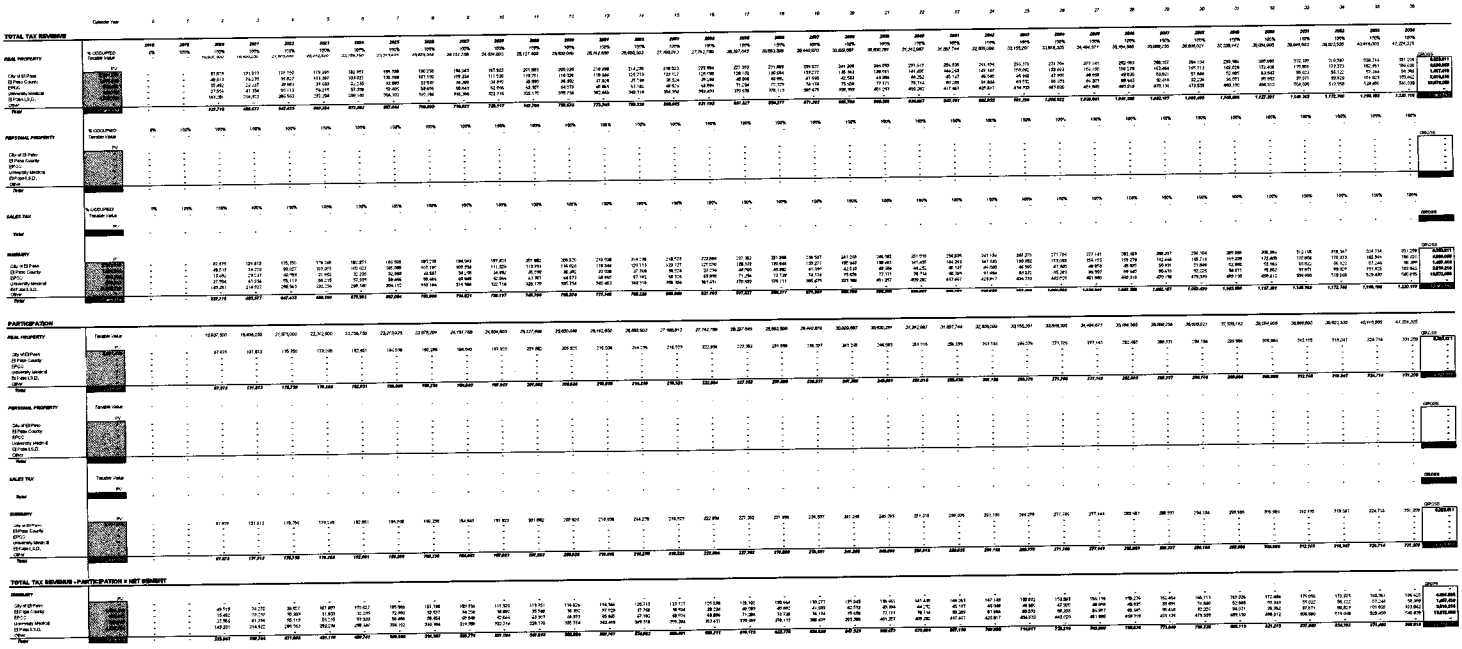
NON PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	100.0%	$ 9,323,811	=	$ 9,323,811	+	$ -	+	$ -
El Paso County	0.0%	$ -	=	$ -	+	$ -	+	$ -
EPCC	0.0%	$ -	=	$ -	+	$ -	+	$ -
University Medical	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	0.0%	$ -	=	$ -	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 9,323,811		$ 9,323,811		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	21.0%	$ 4,990,965	=	$ 4,990,965	+	$ -	+	$ -
EPCC	6.0%	$ 1,467,418	=	$ 1,467,418	+	$ -	+	$ -
University Medical	11.7%	$ 2,610,210	=	$ 2,610,210	+	$ -	+	$ -
El Paso I.S.D.	60.8%	$ 13,572,060	=	$ 13,572,060	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 22,540,652		$ 22,540,652		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Hotel - TIRZ #11

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



Financial Feasibility Analysis - Office - TIRZ #11

35 YEAR - OFFICE : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	4.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.00%	0.8034300
El Paso County	0.46259430	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970530		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.46259430	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970530		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

Office

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

▶ *OUTPUT*

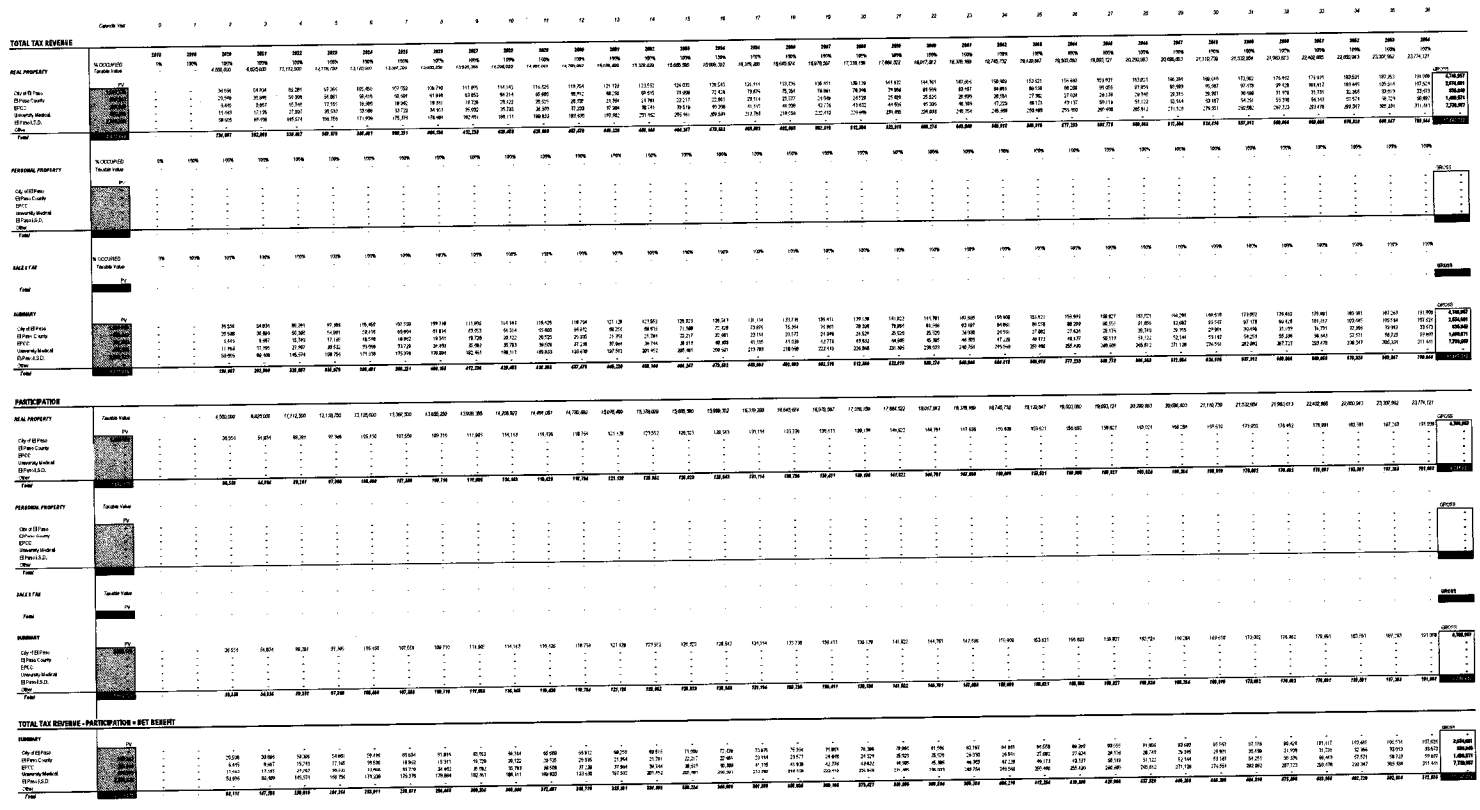
REAL TAX VALUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	27.1%	$ 4,746,957	=	$ 4,746,957	+	$ -	+	$ -
El Paso County	15.3%	$ 2,674,081	=	$ 2,674,081	+	$ -	+	$ -
EPCC	4.8%	$ 858,849	=	$ 858,849	+	$ -	+	$ -
University Medical	8.5%	$ 1,488,571	=	$ 1,488,571	+	$ -	+	$ -
El Paso I.S.D.	44.3%	$ 7,738,957	=	$ 7,738,957	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 17,487,015		$ 17,487,015		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

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

REAL PROPERTY		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	0.0%	$ -	=	$ -	+	$ -	+	$ -
El Paso County	21.0%	$ 2,674,081	=	$ 2,674,081	+	$ -	+	$ -
EPCC	6.8%	$ 858,849	=	$ 858,849	+	$ -	+	$ -
University Medical	11.7%	$ 1,488,571	=	$ 1,488,571	+	$ -	+	$ -
El Paso I.S.D.	60.8%	$ 7,738,957	=	$ 7,738,957	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 12,760,458		$ 12,760,458		$ -		$ -
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Office - TIRZ #11

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Retail - TIRZ #11

35 YEAR - RETAIL : INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	8.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	100.0%	0.8034300
El Paso County	0.45268400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.8034300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45268400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	0.50%	0.0000000

Restaurant/Retail

	Year	SQUARE FEET	REAL PROPERTY $/SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $/SF	PERSONAL PROPERTY TAX VALUE	SALES $/SF	SALES TAX VALUE
Restaurant/Retail/Office - Building #5	2020	10,000	$ 300.00	$ 3,000,000	$ 15.00	$ 150,000	$ 300.00	$ 3,000,000
Restaurant/Retail/Office - Building #6	2020	7,000	$ 300.00	$ 2,100,000	$ 15.00	$ 105,000	$ 300.00	$ 2,100,000
Restaurant/Retail/Office - Building #7	2020	5,000	$ 300.00	$ 1,500,000	$ 15.00	$ 75,000	$ 300.00	$ 1,500,000
Restaurant/Retail/Office - Building #8	2022	5,000	$ 300.00	$ 1,500,000	$ 15.00	$ 75,000	$ 300.00	$ 1,500,000
Restaurant/Retail/Office - Building #9	2022	5,000	$ 300.00	$ 1,500,000	$ 15.00	$ 75,000	$ 300.00	$ 1,500,000
Restaurant/Retail/Office - Building #10	2022	5,000	$ 300.00	$ 1,500,000	$ 15.00	$ 75,000	$ 300.00	$ 1,500,000
Restaurant/Retail/Office - Building #13	2022	8,000	$ 300.00	$ 2,400,000	$ 15.00	$ 120,000	$ 300.00	$ 2,400,000
Family Recreation Center	2022	58,000	$ 200.00	$ 11,600,000	$ 15.00	$ 870,000	$ 300.00	$ 17,400,000
Entertainment/Retail	2022	5,000	$ 200.00	$ 1,000,000	$ 15.00	$ 75,000	$ 300.00	$ 1,500,000
Restaurant/Retail/Office - Building #1	2022	6,000	$ 200.00	$ 1,200,000	$ 15.00	$ 90,000	$ 300.00	$ 1,800,000
Restaurant/Retail/Office - Building #2	2022	10,500	$ 200.00	$ 2,100,000	$ 15.00	$ 157,500	$ 300.00	$ 3,150,000
Restaurant/Retail/Office - Building #3	2024	16,000	$ 200.00	$ 3,200,000	$ 15.00	$ 240,000	$ 300.00	$ 4,800,000
Restaurant/Retail/Office - Building #4	2024	15,000	$ 200.00	$ 3,000,000	$ 15.00	$ 225,000	$ 300.00	$ 4,500,000
Restaurant/Retail/Office - Building #11	2024	6,000	$ 200.00	$ 1,200,000	$ 15.00	$ 90,000	$ 300.00	$ 1,800,000
Restaurant/Retail/Office - Building #12	2024	21,000	$ 200.00	$ 4,200,000	$ 15.00	$ 315,000	$ 300.00	$ 6,300,000
Restaurant/Retail/Office - Building #14	2024	10,000	$ 200.00	$ 2,000,000	$ 15.00	$ 150,000	$ 300.00	$ 3,000,000
TOTAL		192,500		43,000,000		2,897,500		57,750,000

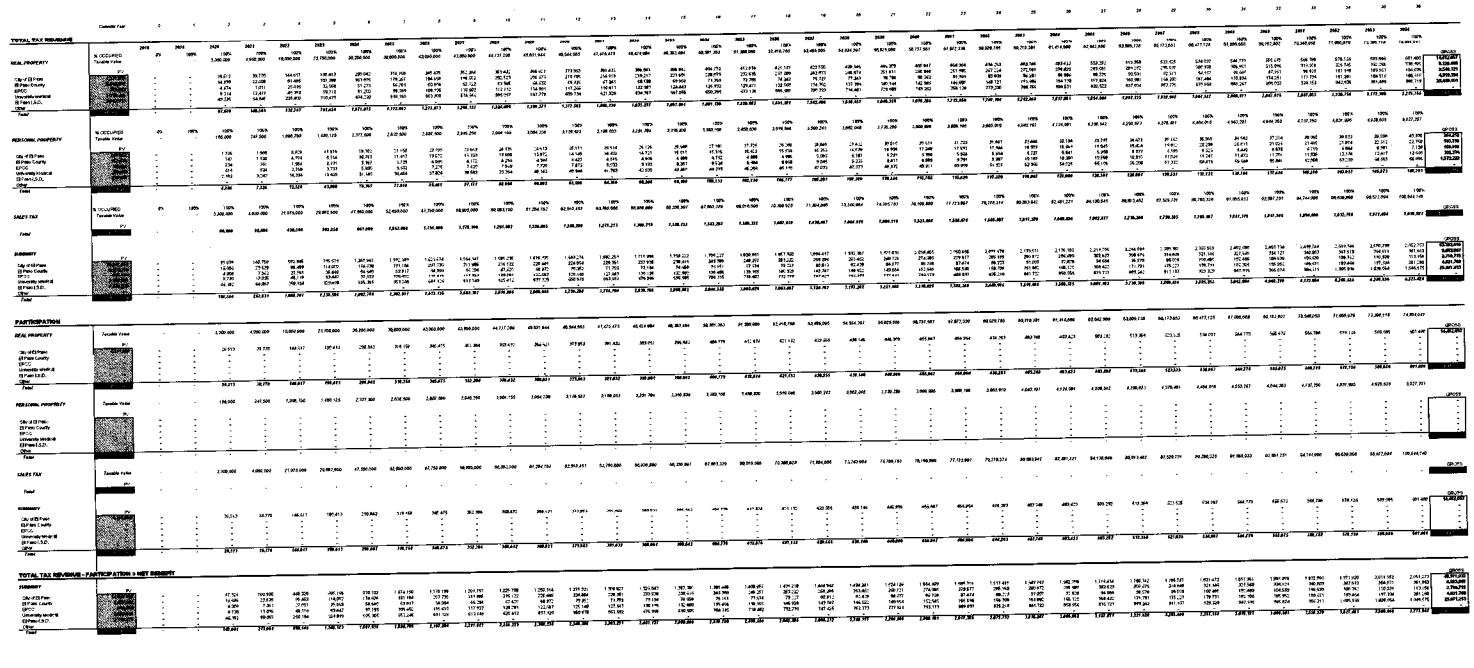
► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	49.5%	$ 53,393,009	=	$ 14,412,057	+	$ 964,252	+	$ 48,006,781
El Paso County	8.4%	$ 8,963,807	=	$ 8,120,480	+	$ 543,310	+	$ -
EPCC	2.1%	$ 2,710,716	=	$ 2,540,725	+	$ 169,990	+	$ -
University Medical	3.8%	$ 4,821,769	=	$ 4,519,394	+	$ 302,374	+	$ -
El Paso I.S.D.	19.6%	$ 25,071,213	=	$ 23,498,991	+	$ 1,572,222	+	$ -
Other	18.3%	$ 23,498,991	=	$ 23,498,991	+	$ -	+	$ -
	100.0%	128,461,504		$ 76,590,658		$ 3,552,148		$ 48,006,781
		100.0%		59.6%		2.8%		37.5%

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

Financial Feasibility Analysis - Retail - TIRZ #11

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS



DAVID PETTIT
Economic Development

Financial Feasibility Analysis - Retail - TIRZ #11A

35 YEAR - RETAIL : INPUT & OUTPUT

▶ ***INPUT***

INFLATION RATE	2.00%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14163800	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.90000000	0%	0.0000000
	2.95970500		

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

Sales Tax Rate	0.0200000	0.00%	0.0000000

Retail_11A	Year	AREA SF	REAL PROPERTY $/SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $/SF	PERSONAL PROPERTY TAX VALUE	SALES $/SF	SALES TAX VALUE
Retail	2021	165,000	$ 200.00	$ 33,000,000	$ 5.00	$ 825,000	$ 300.00	$ 49,500,000
Retail	2023	225,000	$ 200.00	$ 45,000,000	$ 5.00	$ 1,125,000	$ 300.00	$ 67,500,000
	TOTAL	390,000		78,000,000		1,950,000		117,000,000

▶ ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	51.2%	$ 154,644,387	=	$ 26,736,625	+	$ 668,416	+	$ 127,239,348
El Paso County	16.2%	$ 30,992,934	=	$ 15,064,797	+	$ 376,620	+	$ 15,441,417
EPCC	3.2%	$ 9,662,586	=	$ 4,713,444	+	$ 117,836	+	$ 4,831,306
University Medical	5.7%	$ 17,197,579	=	$ 8,384,185	+	$ 209,605	+	$ 8,593,790
El Paso I.S.D.	29.6%	$ 89,369,342	=	$ 43,594,313	+	$ 1,089,858	+	$ 44,684,171
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 301,845,808		$ 98,493,364		$ 2,462,334		$ 200,790,004
		100.0%		32.6%		0.8%		66.5%

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

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	51.2%	$ 154,644,387	=	$ 26,736,625	+	$ 668,416	+	$ 127,239,348
El Paso County	16.2%	$ 30,992,934	=	$ 15,064,797	+	$ 376,620	+	$ 15,441,417
EPCC	3.2%	$ 9,662,586	=	$ 4,713,444	+	$ 117,836	+	$ 4,831,266
University Medical	5.7%	$ 17,197,579	=	$ 8,384,185	+	$ 209,605	+	$ 8,593,790
El Paso I.S.D.	29.6%	$ 89,369,342	=	$ 43,594,313	+	$ 1,089,858	+	$ 44,684,171
Other	0.0%	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 301,845,808		$ 98,493,364		$ 2,462,334		$ 200,790,004
		100.0%		32.6%		0.8%		66.5%

DAVID PETTIT
Economic Development

Financial Feasibility Analysis - - Retail - TIRZ #11A

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

REAL PROPERTY

PERSONAL PROPERTY

SALES TAX

SUMMARY

PARTICIPATION

REAL PROPERTY

PERSONAL PROPERTY

SALES TAX

SUMMARY

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY

DAVID PETTIT
Economic Development

35 YEAR - OFFICE : INPUT & OUTPUT

▶ *INPUT*

INFLATION RATE	2.00%

DISCOUNT RATE	5.00%

REAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14162900	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

PERSONAL PROPERTY TAX		PARTICIPATION	
City of El Paso	0.80343000	0%	0.0000000
El Paso County	0.45269400	0%	0.0000000
EPCC	0.14162900	0%	0.0000000
University Medical	0.25194300	0%	0.0000000
El Paso I.S.D.	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.95970500		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

Office_11A	Year	AREA SF	REAL PROPERTY $/SF	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY $/SF	PERSONAL PROPERTY TAX VALUE	SALES $/SF	SALES TAX VALUE
Office	2021	25,000	$ 175.00	$ 4,375,000	$ -	$ -		
Office	2023	25,000	$ 175.00	$ 4,375,000	$ -	$ -		
Office	2025	50,000	$ 175.00	$ 8,750,000	$ -	$ -		
	TOTAL	100,000		17,500,000		-		-

▶ *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	27.1%	$ 5,596,060	=	$ 5,596,060	+	$ -	+	$ -
El Paso County	15.2%	$ 3,153,110	=	$ 3,153,110	+	$ -	+	$ -
EPCC	4.8%	$ 986,539	=	$ 986,539	+	$ -	+	$ -
University Medical	8.5%	$ 1,754,836	=	$ 1,754,836	+	$ -	+	$ -
El Paso I.S.D.	44.3%	$ 9,124,427	=	$ 9,124,427	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -		$ -		$ -
	100.0%	20,614,972		20,614,972		-		-
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION	TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	$ -	=	$ -	+	$ -	+	$ -
El Paso County	$ -	=	$ -	+	$ -	+	$ -
EPCC	$ -	=	$ -	+	$ -	+	$ -
University Medical	$ -	=	$ -	+	$ -	+	$ -
El Paso I.S.D.	$ -	=	$ -	+	$ -	+	$ -
Other	$ -	=	$ -				

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of El Paso	27.1%	$ 5,596,060	=	$ 5,596,060	+	$ -	+	$ -
El Paso County	15.2%	$ 3,153,110	=	$ 3,153,110	+	$ -	+	$ -
EPCC	4.8%	$ 986,539	=	$ 986,539	+	$ -	+	$ -
University Medical	8.5%	$ 1,754,836	=	$ 1,754,836	+	$ -	+	$ -
El Paso I.S.D.	44.3%	$ 9,124,427	=	$ 9,124,427	+	$ -	+	$ -
Other	0.0%	$ -	=	$ -		$ -		$ -
	100.0%	20,614,972		20,614,972		-		-
		100.0%		100.0%		0.0%		0.0%

Financial Feasibility Analysis - Office - TIRZ #11A

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	
TOTAL TAX REVENUE	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	
REAL PROPERTY % OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Taxable Value	-	-	-	2,187,500	3,281,250	6,562,500	7,656,250	13,125,000	15,312,500	17,500,000	17,850,000	18,207,000	18,571,140	18,942,563	19,321,414	19,707,842	20,101,999	20,504,039	20,914,120	21,332,402	21,759,050	22,194,231	22,638,116	23,090,878	23,552,696	24,023,750	24,504,225	24,994,309	25,494,195	26,004,079	26,524,161	27,054,644	27,595,737	28,147,652	28,710,605	29,284,817	29,870,513	GROSS
PV																																						
City of El Paso	-	-	-	17,575	26,363	52,726	61,513	105,456	123,035	140,600	143,412	146,281	149,206	152,190	155,234	158,338	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	5,595,060
El Paso County	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,805	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	3,153,110
EPCC	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,436	32,064	32,706	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,479	42,308	986,539
University Medical	-	-	-	5,511	8,267	16,534	19,288	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,516	66,826	68,162	69,526	70,916	72,334	73,781	75,257	1,754,836
El Paso I.S.D.	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	9,124,427
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	64,744	97,115	194,231	226,601	388,468	453,215	517,948	528,307	538,873	549,651	560,644	571,857	583,294	594,960	606,860	618,996	631,376	644,004	656,884	670,021	683,422	697,090	711,032	725,253	739,758	754,553	769,644	785,037	800,738	816,752	833,087	849,749	866,744	884,079	[illegible]
PERSONAL PROPERTY % OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
PV																																						
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX % OCCUPIED	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
PV																																						
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY PV																																						GROSS
City of El Paso	-	-	-	17,575	26,363	52,726	61,513	105,456	123,035	140,600	143,412	146,281	149,206	152,190	155,234	158,338	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	5,595,060
El Paso County	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,805	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	3,153,110
EPCC	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,436	32,064	32,706	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,479	42,308	986,539
University Medical	-	-	-	5,511	8,267	16,534	19,288	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,516	66,826	68,162	69,526	70,916	72,334	73,781	75,257	1,754,836
El Paso I.S.D.	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	9,124,427
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	64,744	97,115	194,231	226,601	388,468	453,215	517,948	528,307	538,873	549,651	560,644	571,857	583,294	594,960	606,860	618,996	631,376	644,004	656,884	670,021	683,422	697,090	711,032	725,253	739,758	754,553	769,644	785,037	800,738	816,752	833,087	849,749	866,744	884,079	[illegible]
PARTICIPATION																																						
REAL PROPERTY Taxable Value				2,187,500	3,281,250	6,562,500	7,656,250	13,125,000	15,312,500	17,500,000	17,850,000	18,207,000	18,571,140	18,942,563	19,321,414	19,707,842	20,101,999	20,504,039	20,914,120	21,332,402	21,759,050	22,194,231	22,638,116	23,090,878	23,552,696	24,023,750	24,504,225	24,994,309	25,494,195	26,004,079	26,524,161	27,054,644	27,595,737	28,147,652	28,710,605	29,284,817	29,870,513	GROSS
PV																																						
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
PV																																						
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
PV																																						
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY PV																																						GROSS
City of El Paso	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
EPCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
University Medical	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
El Paso I.S.D.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																																						
SUMMARY PV																																						GROSS
City of El Paso	-	-	-	17,575	26,363	52,726	61,513	105,456	123,035	140,600	143,412	146,281	149,206	152,190	155,234	158,338	161,505	164,736	168,030	171,391	174,819	178,315	181,881	185,519	189,229	193,014	196,874	200,812	204,828	208,925	213,103	217,365	221,712	226,147	230,670	235,283	239,989	5,595,060
El Paso County	-	-	-	9,903	14,854	29,708	34,659	59,416	69,319	79,221	80,805	82,422	84,070	85,752	87,467	89,216	91,001	92,821	94,677	96,571	98,502	100,472	102,481	104,531	106,622	108,754	110,929	113,148	115,411	117,719	120,073	122,475	124,924	127,423	129,971	132,571	135,222	3,153,110
EPCC	-	-	-	3,098	4,647	9,295	10,844	18,590	21,688	24,787	25,282	25,788	26,304	26,830	27,366	27,914	28,472	29,042	29,622	30,215	30,819	31,436	32,064	32,706	33,360	34,027	34,707	35,401	36,109	36,832	37,568	38,320	39,086	39,868	40,665	41,479	42,308	986,539
University Medical	-	-	-	5,511	8,267	16,534	19,288	33,068	38,579	44,090	44,972	45,871	46,789	47,724	48,679	49,653	50,646	51,658	52,692	53,745	54,820	55,917	57,035	58,176	59,339	60,526	61,737	62,971	64,231	65,516	66,826	68,162	69,526	70,916	72,334	73,781	75,257	1,754,836
El Paso I.S.D.	-	-	-	28,656	42,984	85,969	100,297	171,938	200,594	229,250	233,835	238,512	243,282	248,148	253,111	258,173	263,336	268,603	273,975	279,454	285,044	290,744	296,559	302,491	308,540	314,711	321,005	327,425	333,974	340,653	347,467	354,416	361,504	368,734	376,109	383,631	391,304	9,124,427
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	64,744	97,115	194,231	226,601	388,468	453,215	517,948	528,307	538,873	549,651	560,644	571,857	583,294	594,960	606,860	618,996	631,376	644,004	656,884	670,021	683,422	697,090	711,032	725,253	739,758	754,553	769,644	785,037	800,738	816,752	833,087	849,749	866,744	884,079	[illegible]

Financial Feasibility Analysis - Projected Particiaption Revenues

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

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 6.00%

TIRZ_11

City of El Paso	0.8034300	100.00%	0.8034300
El Paso County	0.4526240	0.00%	0.0000000
EPCC	0.1415890	0.00%	0.0000000
University Medical	0.2519430	0.00%	0.0000000
El Paso I.S.D.	1.3100000	0.00%	0.0000000
Other	0.0000000	0.00%	0.0000000
	2.9597050		0.8034300

TIRZ_11A

0.8034300	0.00%	0.0000000
0.4526240	0.00%	0.0000000
0.1416340	0.00%	0.0000000
0.2519430	0.00%	0.0000000
1.3100000	0.00%	0.0000000
0.0000000	0.00%	0.0000000
2.9597050		0.0000000

City of El Paso	0.8034300	0%	0.0000000
El Paso County	0.4526240	0%	0.0000000
EPCC	0.1416340	0%	0.0000000
University Medical	0.2519430	0%	0.0000000
El Paso I.S.D.	1.3100000	0%	0.0000000
Other	0.0000000	0%	0.0000000
	2.9597050		0.0000000

City Sales Tax Rate	0.0100000	0.00%	0.0000000	
State Sales Tax Rate	0.0625000	0.00%	0.0000000	Years 1-10

City HOT	0%	0%
State HOT	0%	0%

REVENUE YEAR	2018	1 2019	2 2020	3 2021	4 2022	5 2023	6 2024	7 2025	8 2026	9 2027	10 2028	11 2029	12 2030	13 2031	14 2032	15 2033	16 2034	17 2035	18 2036	19 2037	20 2038	21 2039	22 2040	23 2041	24 2042	25 2043	26 2044	27 2045	28 2046	29 2047	30 2048	31 2049	32 2050	33 2051	34 2052	35 2053	36 2054	TOTALS
BASE YEAR TIRZ #11																																						
City of El Paso	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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University Medical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE INCREMENT																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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REVENUE A TAXABLE VALUE GROWTH																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso County
EPCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 EPCC
University Medical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 University Medical
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso 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 Other
npv @ 6%	[illegible]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BASE YEAR TIRZ #11A																																						
City of El Paso	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TAXABLE VALUE																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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TAXABLE VALUE INCREMENT																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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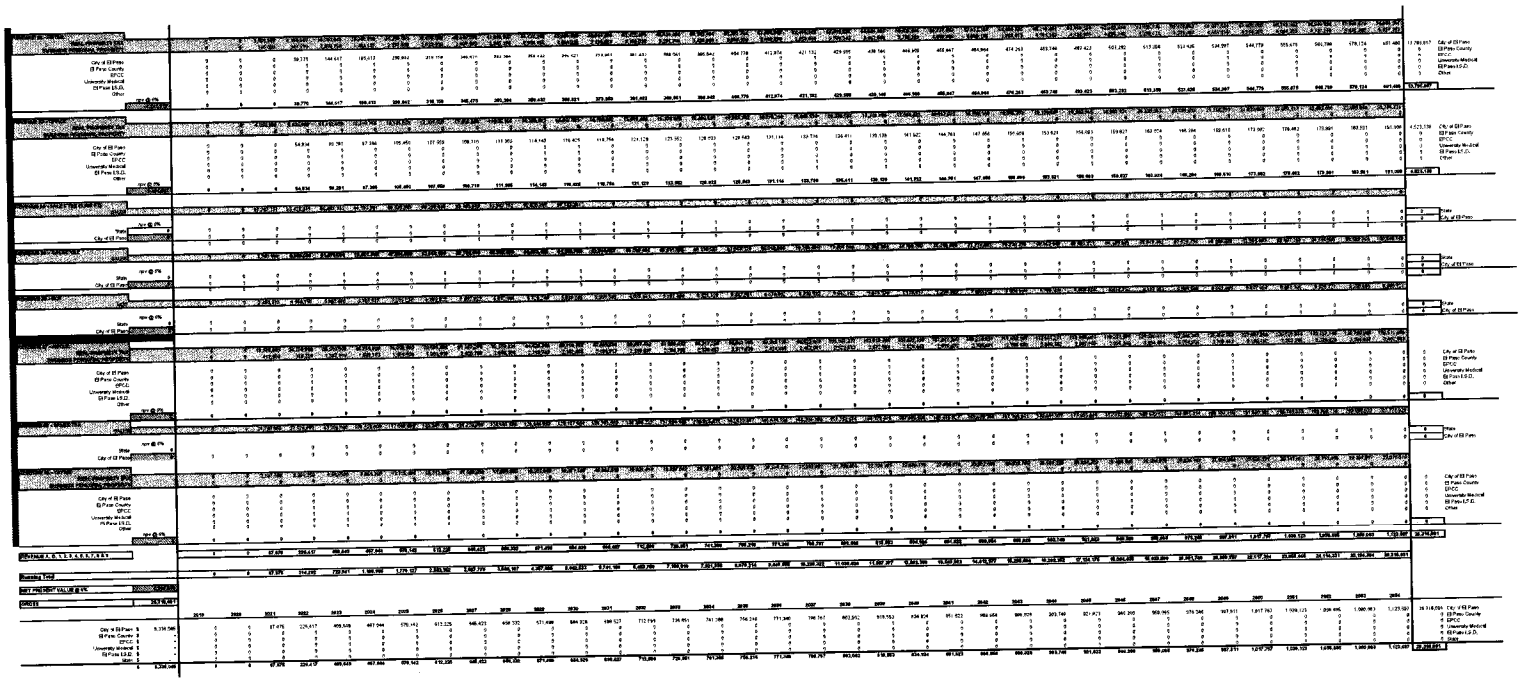
University Medical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Other		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REVENUE B TAXABLE VALUE GROWTH																																						
City of El Paso		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso County
EPCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 EPCC
University Medical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 University Medical
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso 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 Other
npv @ 6%	[illegible]	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	
City of El Paso		0	0	87,875	131,813	175,750	179,265	182,851	186,508	190,238	194,043	197,923	201,882	205,920	210,038	214,239	218,523	222,894	227,352	231,899	236,537	241,268	246,093	251,015	256,035	261,156	266,379	271,706	277,141	282,683	288,337	294,104	299,986	305,985	312,105	318,347	331,206	7,959,096 City of El Paso
El Paso County		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso County
EPCC		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 EPCC
University Medical		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 University Medical
El Paso I.S.D.		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 El Paso 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 Other
npv @ 6%	[illegible]	0	0	87,875	131,813	175,750	179,265	182,851	186,508	190,238	194,043	197,923	201,882	205,920	210,038	214,239	218,523	222,894	227,352	231,899	236,537	241,268	246,093	251,015	256,035	261,156	266,379	271,706	277,141	282,683	288,337	294,104	299,986	305,985	312,105	318,347	331,206	7,959,096

DAVID PETTIT
Economic Development

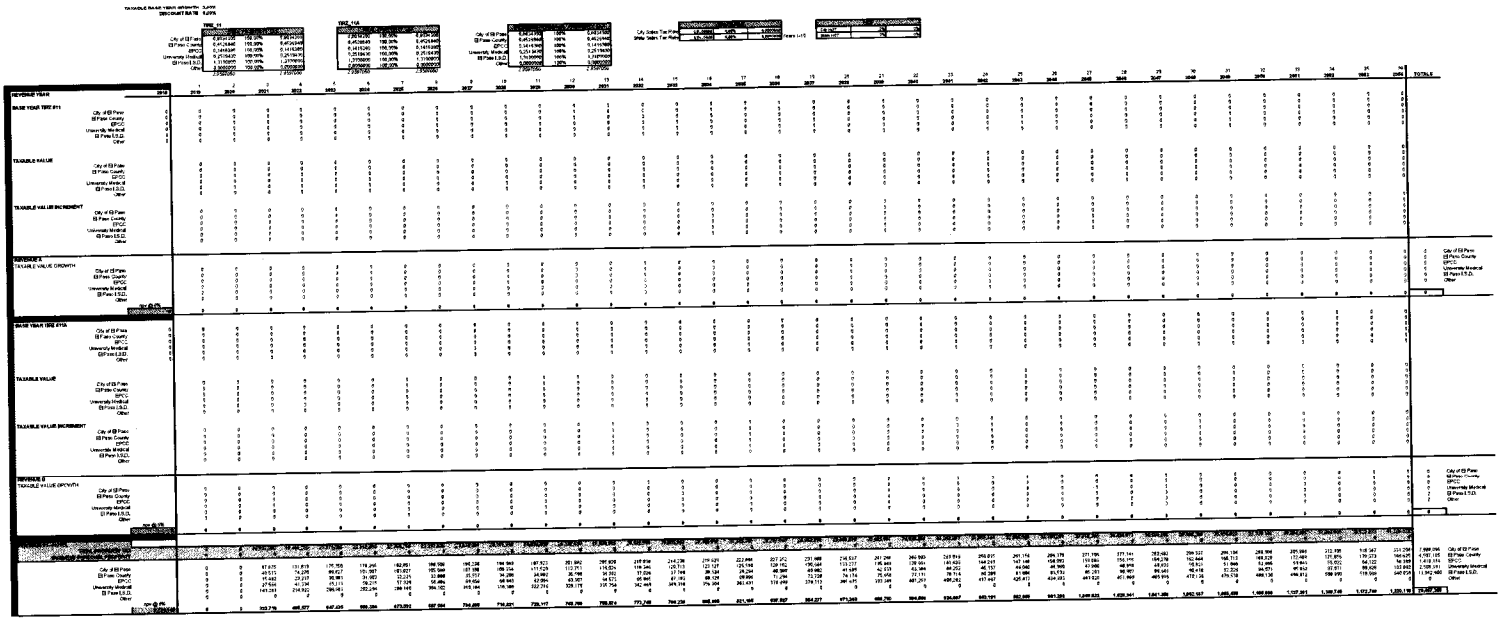
Financial Feasibility Analysis - Projected Particiaption Revenues



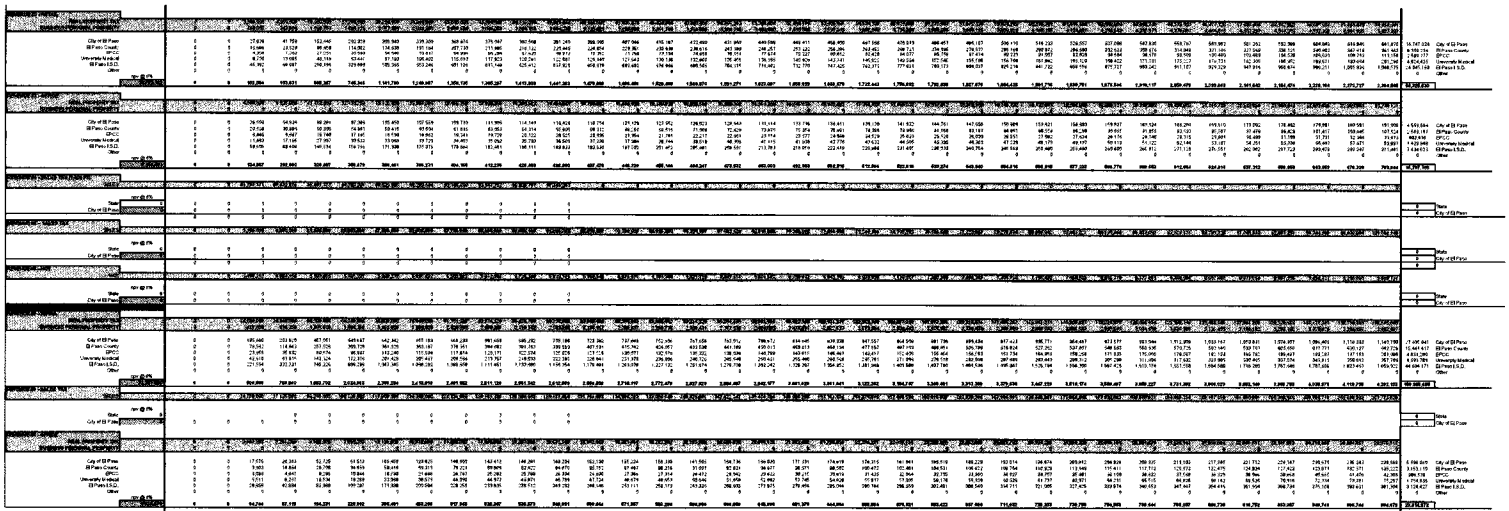
DAVID PETTIT
Economic Development

Financial Feasibility Analysis - 100% of Revenues

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



Financial Feasibility Analysis - 100% of Revenues

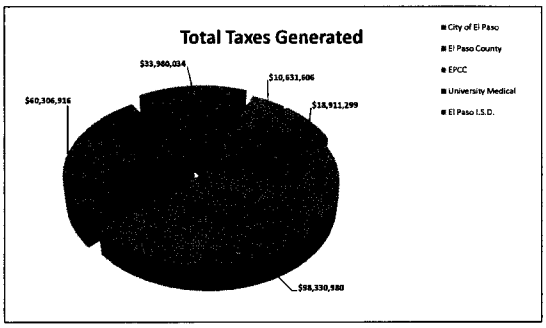


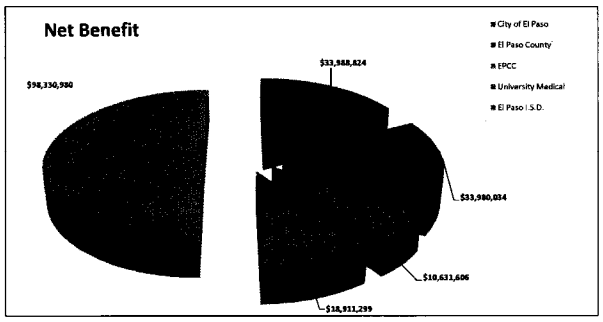
DAVID PETTIT
Economic Development

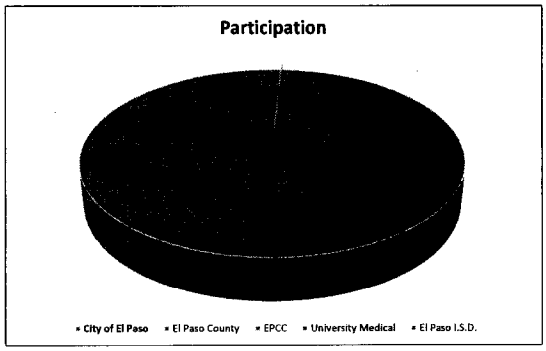
Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of El Paso	$60,306,916	$26,318,091	$33,988,824
El Paso County	$33,980,034	$0	$33,980,034
EPCC	$10,631,606	$0	$10,631,606
University Medical	$18,911,299	$0	$18,911,299
El Paso I.S.D.	$98,330,980	$0	$98,330,980
Total	**$222,160,835**	**$26,318,091**	**$195,842,744**







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 #11 in Years:

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

Powers and Duties of Board of Directors:

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

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

PROPERTY ID	OWNER	LEGAL DESCRIPTION	ACRES	EX.	IMPR. VALUE	LAND VALUE	BASE YEAR	BASE TAXABLE VALUE
568428	CITY OF EL PASO	7 CASTNER RANGE N PT OF BLOCK (2203.05 FT ON N-323.9 FT ON E IRREG ON S 13388.05 FT ON W)	50	Y	$ 8,289,073	$ 5,091,075	2018	$ -
21125	EL PASO ISD	6 CASTNER RANGE LOT 5	96.27	Y	$ 55,647	$ 5,661,253	2019	$ -