EXHIBIT E – Estimated Projects Costs from Preliminary Financing Plan

EXHIBIT F

Estimated Project Costs[4]

Arena/Hotel/Entertainment District Street Improvements

Street Name	Calculated Linear Feet	Estimated Number Of Blocks	Estimated Cost
S. Durango Street	1162.70	4.65	$265,096
W. Missouri Avenue	319.55	1.28	$72,857
N. Santa Fe Street	2098.25	8.39	$2,515,802
S. Santa Fe	1247.40	4.99	$284,407
W. San Antonio Street	1505.35	6.02	$343,320
W. Overland Avenue	1147.30	4.59	$261,584
W. Paisano Drive	1470.70	5.88	$1,763,369
Leon Street	977.90	3.91	$222,961
Alley D	623.70	2.49	$142,204
TOTAL	**10,552.85**	**42.21**	**$5,871,500**

Lifestyle/Retail District and 1st Avenue Expansion Street Improvements

Street Name	Calculated Linear Feet	Estimated Number Of Blocks	Estimated Cost
E. Overland Park	1328.88	5.32	$1,593,327
E. 1st Avenue	346.92	1.39	$79,098
E. Paisano	1669.92	6.68	$2,002,234
S. El Paso Street	679.14	2.72	$814,289
Alley E	429.24	1.72	$97,867
S. Oregon Street	673.26	2.69	$153,503
S. Mesa Street	664.44	2.66	$796,664
Alley G	664.44	2.66	$151,492
S. Stanton Street	661.50	2.65	$793,138
Alley H	264.60	1.06	$60,329
S. Kansas Street	646.80	2.59	$147,470
Alley I	238.14	0.95	$54,296
S. Campbell Street	314.58	1.26	$71,724
TOTAL	**8,581.86**	**34.33**	**$6,815,432**

[4] Calculated factors include an inflation amount.

Mixed Use/Residential District Street Improvements

Street Name	Calculated Linear Feet	Estimated Number Of Blocks	Estimated Cost
E. Mills Avenue	579.05	2.32	$132,023
Myrtle Avenue	309.16	1.24	$70,488
Magoffin Avenue	738.68	2.95	$885,677
Olive Avenue	231.62	0.93	$52,809
E. San Antonio Avenue	735.55	2.94	$167,705
E. Overland Avenue	1267.65	5.07	$1,519,912
1st Street	178.41	0.71	$40,677
E. 1st Avenue	491.41	1.97	$112,041
E. Texas Avenue	560.27	2.24	$127,742
E. Paisano Drive	1108.02	4.43	$1,328,516
S. Kansas Street	169.02	0.68	$38,537
S. Campbell Street	334.91	1.34	$76,359
S. Florence Street	334.91	1.34	$76,359
S. Ochoa Street	550.88	2.20	$125,601
N. Ochoa Street	172.15	0.69	$39,250
S. Virginia Street	391.25	1.57	$469,109
N. Virginia Street	660.43	2.64	$791,856
S. St. Vrain Street	384.99	1.54	$87,778
N. St. Vrain Street	591.57	2.37	$134,878
Agnes Street	247.27	0.99	$56,378
Tays Street	131.46	0.53	$29,973
N. Octavia Street	413.16	1.65	$94,200
TOTAL	**10,581.82**	**42.33**	**$6,457,870**

Street Name	Calculated Linear Feet	Estimated Number Of Blocks	Estimated Cost
Border Retail			
E. 6th Avenue	529.59	2.12	$634,978
E. 7th Avenue	542.100	2.17	$123,599
E. 8th Avenue	533.76	2.14	$121,697
S. Oregon Street	358.62	1.43	$81,765
S. Mesa Street	1501.20	6.00	$1,799,939
Alley G	1472.01	5.89	$335,618
TOTAL	**4,937.28**	**19.75**	**$3,097,597**

Mercado District Street Improvements

Street Name	Calculated Linear Feet	Estimated Number Of Blocks	Estimated Cost
Mercado			
E. Paisano Drive	767.28	3.07	$919,969
E. 3rd Avenue	763.11	3.05	$173,989
E. 4th Avenue	758.94	3.04	$173,038
E. Father Rahm Avenue	746.43	2.99	$894,969
Alley E	1513.71	6.05	$345,126
S. Oregon Street	1513.71	6.05	$345,126
S. Mesa Street	1501.20	6.00	$1,799,939
Alley G	1472.01	5.89	$335,618
E. 6th Avenue	166.80	0.67	$199,993
TOTAL	**9,203.19**	**36.81**	**$5,187,768**

Open Space

Districts	Open Space acres	Square footage	Cost
Lifestyle Retail	1.50	65339.99	$653,399.90
Mercado/Market Square Park	1.70	74051.99	$1,851,299.75
Border Retail	0.00	0	$0.00
Residential/Mixed Use	7.00	304,919.99	$3,049,199.90
Total	10.00	435,599.99	$5,553,899.55

Arts Walk

Walkway Side Width feet	Other Side Width feet	Length feet	Square footage	Cost
20	15	4500.00	157,500.00	$3,937,500.00

Subtotals with Streetscaping

District	Street Improvements Including Utility Relocation	Streetscaping Estimated Cost	Open Space Improvements
Border Retail	$3,097,597	$809,714	$0
Arena	$5,871,500	$1,567,766	$0
Lifestyle Retail	$6,815,432	$1,407,425	$653,400
Mercado	$5,187,768	$1,509,323	$1,851,300
Mixed Use	$6,457,870	$1,735,418	$3,049,200
SUBTOTAL	**$27,430,167**	**$7,029,647**	**$5,553,900**

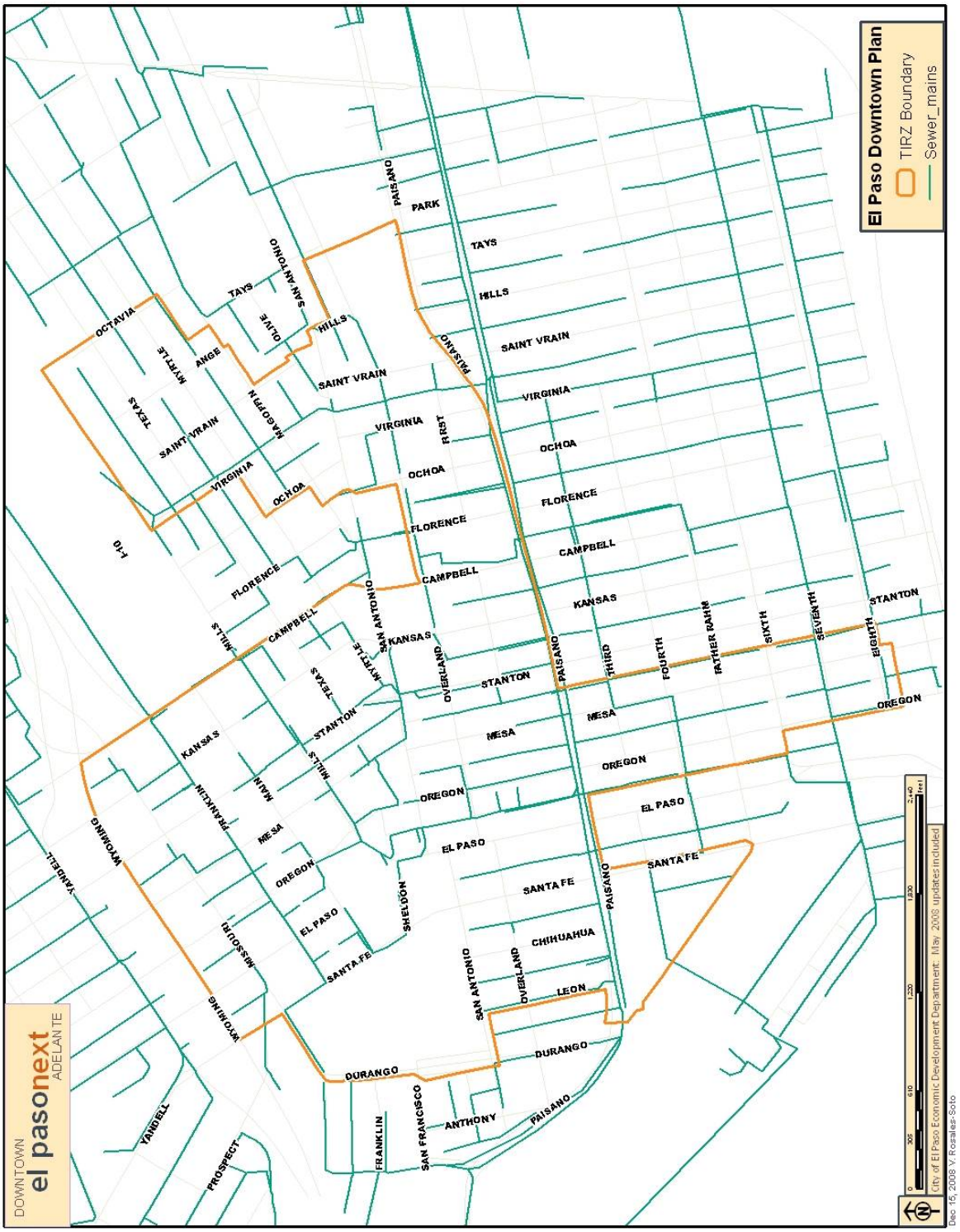
Summary

Improvements	Cost
Street Improvements	**$27,430,167**
Streetscaping	**$7,029,647**
Open Space Improvements	**$5,553,900**
Arts Walk	**$3,937,500**
Relocation of Residents	**$3,590,400**
Engineering/Consultants	**$4,000,000**
Contingencies	**$5,200,000**
Administrative	**$500,000**
TOTAL	**$57,241,613**

EXHIBIT F – Maps of Proposed Improvements & Projects

F-1 Map: Utility lines, water for potential street-related improvements, capacity for redevelopment projects

F-2 Map: Utility Lines, sewer for potential street-related improvements, capacity for redevelopment projects



F-3 Map: Blocks eligible for TIRZ Improvements

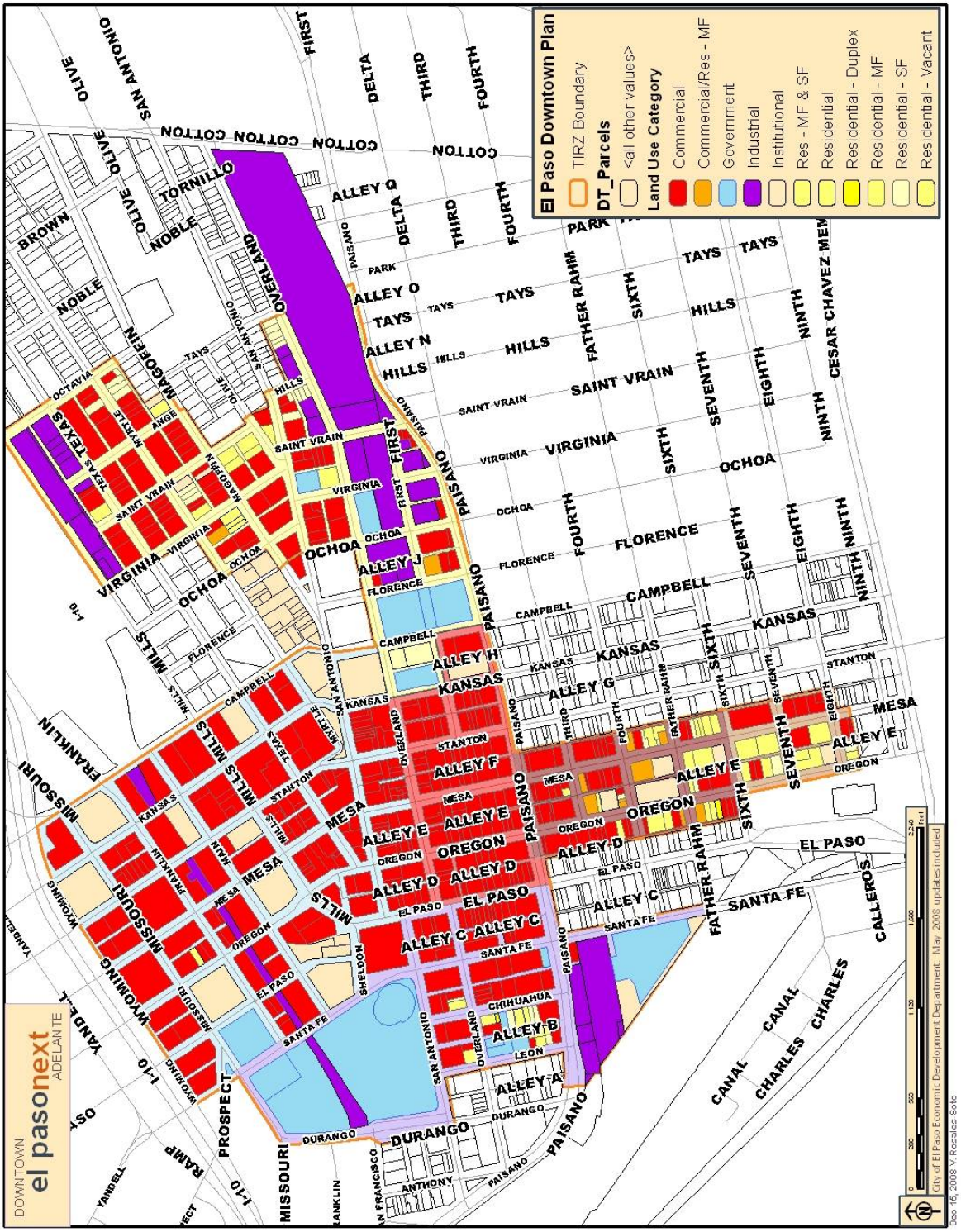


EXHIBIT G – Bond Capacity by First Southwest

City of El Paso, Texas

Tax Increment Financing Worksheet
TIF #5

Version 1
November 30, 2006

First Southwest Company
Investment Bankers Since 1946

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Assumptions and Financial Summary

General Assumptions

1. Source for all information aside from debt funding assumptions are from "Preliminary Project Plan and Preliminary Reinvestment Zone Financing Plan for Reinvestment Zone Number Five" dated as of November 28, 2006 and received via email on 11/28/06 at 6:27p.m.

Funding Assumptions

1. Fund

Development	Other	Streets Imp./ Utility Reloc.	Street Scaping	Open Space	Total	Development	Timing	
Urban Retail	$ -	$ 3,097,597	$ 809,714	$ -	$ 3,907,311	Area 1	3rd Qtr	2008
Mercado Retail	-	5,187,768	1,509,323	1,851,300	8,548,391	Area 2	4th Qtr	2008
Lifestyle Outlet	-	6,815,432	1,407,425	653,400	8,876,257	Area 3	?	2009
Mixed Use Development	-	6,457,870	1,735,418	3,049,200	11,242,488	Area 4	1st Qtr	2007
Arena	-	5,871,500	1,567,766	-	7,439,266		?	
Arts Walk	3,937,500	-	-	-	3,937,500		?	
Relocation of Residents	3,590,400	-	-	-	3,590,400			
Engineering	4,000,000	-	-	-	4,000,000			
Contingency	5,200,000	-	-	-	5,200,000			
Administrative	500,000	-	-	-	500,000			
	$ 17,227,900	$ 27,430,167	$ 7,029,646	$ 5,553,900	$ 57,241,613			

2. Debt Structure	Scenario 1	Structured level	4. Revenue Source		TIF Real Property Revenues
	Scenario 2	Structured to match TIF Revenues			City Tax
3. Rates	2009	6.25%	5. Ratings	Underlying	Insured
			S&P	AA	AAA
			Moody's	Aa3	Aaa

Financial Summary

	Need		Capacity	
	S1 - Level	S2 - Coverage	S1 - Level	S2 - Coverage
Par Amount of Bonds	$ 58,645,000	$ 58,695,000	$ 48,150,000	$ 42,505,000
Total Sources	58,645,000	58,695,000	48,150,000	42,505,000
Total Underwriter's Discount (0.800%)	$ 469,160	$ 469,560	$ 385,200	$ 340,040
Costs of Issuance	550,000	550,000	450,000	350,000
Gross Bond Insurance Premium (30.0 bp)	379,426	430,070	311,511	311,453
Deposit to Project Construction Fund	57,241,613	57,241,613	47,000,000	41,500,000
Rounding Amount	4,801	3,757	3,289	3,507
Total Uses	$ 58,645,000	$ 58,695,000	$ 48,150,000	$ 42,505,000
Total Debt Service	$ 126,475,170	$ 143,356,802	$ 103,836,875	$ 103,817,503

Exhibit G-2

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Scenario 1 - Level Debt Structure Based on City's Needs

A	B	C	D	E	F	G	H	I
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Real Property Revenue	Projected Debt Service Dated 1/1/2010 Principal	Interest Rate 6.25%	Total	Projected Cash Flow	Projected Cumulative Cash Flow
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ 21,343	$ 21,343
2	1/1/2008	2009	285,986	-	2,280,639	2,280,639	(1,994,653)	(1,973,310)
3	1/1/2009	2010	814,071	795,000	3,640,469	4,435,469	(3,621,398)	(5,594,708)
4	1/1/2010	2011	1,230,137	845,000	3,589,219	4,434,219	(3,204,082)	(8,798,790)
5	1/1/2011	2012	1,522,030	900,000	3,534,688	4,434,688	(2,912,657)	(11,711,447)
6	1/1/2012	2013	1,809,025	960,000	3,476,563	4,436,563	(2,627,537)	(14,338,984)
7	1/1/2013	2014	2,036,226	1,020,000	3,414,688	4,434,688	(2,398,462)	(16,737,446)
8	1/1/2014	2015	2,274,789	1,090,000	3,348,750	4,438,750	(2,163,961)	(18,901,407)
9	1/1/2015	2016	2,525,194	1,160,000	3,278,438	4,438,438	(1,913,244)	(20,814,651)
10	1/1/2016	2017	2,782,345	1,235,000	3,203,594	4,438,594	(1,656,249)	(22,470,900)
11	1/1/2017	2018	3,023,219	1,310,000	3,124,063	4,434,063	(1,410,843)	(23,881,743)
12	1/1/2018	2019	3,233,884	1,395,000	3,039,531	4,434,531	(1,200,648)	(25,082,391)
13	1/1/2019	2020	3,352,243	1,485,000	2,949,531	4,434,531	(1,082,289)	(26,164,679)
14	1/1/2020	2021	3,474,153	1,580,000	2,853,750	4,433,750	(959,597)	(27,124,277)
15	1/1/2021	2022	3,599,720	1,685,000	2,751,719	4,436,719	(836,999)	(27,961,276)
16	1/1/2022	2023	3,729,054	1,795,000	2,642,969	4,437,969	(708,915)	(28,670,191)
17	1/1/2023	2024	3,862,268	1,910,000	2,527,188	4,437,188	(574,919)	(29,245,110)
18	1/1/2024	2025	3,999,479	2,030,000	2,404,063	4,434,063	(434,584)	(29,679,694)
19	1/1/2025	2026	4,140,806	2,165,000	2,272,969	4,437,969	(297,163)	(29,976,857)
20	1/1/2026	2027	4,286,372	2,300,000	2,133,438	4,433,438	(147,065)	(30,123,922)
21	1/1/2027	2028	4,436,306	2,450,000	1,985,000	4,435,000	1,306	(30,122,616)
22	1/1/2028	2029	4,590,738	2,610,000	1,826,875	4,436,875	153,863	(29,968,753)
23	1/1/2029	2030	4,749,803	2,775,000	1,658,594	4,433,594	316,209	(29,652,544)
24	1/1/2030	2031	4,913,639	2,955,000	1,479,531	4,434,531	479,108	(29,173,436)
25	1/1/2031	2032	5,082,391	3,145,000	1,288,906	4,433,906	648,485	(28,524,951)
26	1/1/2032	2033	5,256,205	3,350,000	1,085,938	4,435,938	820,268	(27,704,683)
27	1/1/2033	2034	5,435,234	3,565,000	869,844	4,434,844	1,000,390	(26,704,292)
28	1/1/2034	2035	5,619,634	3,795,000	639,844	4,434,844	1,184,790	(25,519,502)
29	1/1/2035	2036	5,809,565	4,040,000	395,000	4,435,000	1,374,565	(24,144,937)
30	1/1/2036	2037	6,005,195	4,300,000	134,375	4,434,375	1,570,820	(22,574,117)
		Total	$ 103,901,054	$ 58,645,000	$ 67,830,170	$ 126,475,170	$ (22,574,117)	

Notes:

Property tax revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-3

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Scenario 2 - Coverage Debt Structure Based on City's Needs

A	B	C	D	E	F	G	H	I
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Real Property Revenue	Projected Debt Service Dated 1/1/2010 Principal	Interest Rate 6.25%	Total	Projected Cash Flow	Projected Cumulative Cash Flow
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ 21,343	$ 21,343
2	1/1/2008	2009	285,986	-	2,282,583	2,282,583	(1,996,597)	(1,975,254)
3	1/1/2009	2010	814,071	-	3,668,438	3,668,438	(2,854,367)	(4,829,621)
4	1/1/2010	2011	1,230,137	-	3,668,438	3,668,438	(2,438,300)	(7,267,922)
5	1/1/2011	2012	1,522,030	-	3,668,438	3,668,438	(2,146,407)	(9,414,329)
6	1/1/2012	2013	1,809,025	-	3,668,438	3,668,438	(1,859,412)	(11,273,741)
7	1/1/2013	2014	2,036,226	-	3,668,438	3,668,438	(1,632,212)	(12,905,953)
8	1/1/2014	2015	2,274,789	-	3,668,438	3,668,438	(1,393,648)	(14,299,601)
9	1/1/2015	2016	2,525,194	-	3,668,438	3,668,438	(1,143,244)	(15,442,845)
10	1/1/2016	2017	2,782,345	-	3,668,438	3,668,438	(886,093)	(16,328,938)
11	1/1/2017	2018	3,023,219	-	3,668,438	3,668,438	(645,218)	(16,974,156)
12	1/1/2018	2019	3,233,884	150,000	3,663,750	3,813,750	(579,866)	(17,554,023)
13	1/1/2019	2020	3,352,243	340,000	3,648,438	3,988,438	(636,195)	(18,190,217)
14	1/1/2020	2021	3,474,153	550,000	3,620,625	4,170,625	(696,472)	(18,886,690)
15	1/1/2021	2022	3,599,720	775,000	3,579,219	4,354,219	(754,499)	(19,641,189)
16	1/1/2022	2023	3,729,054	1,020,000	3,523,125	4,543,125	(814,071)	(20,455,260)
17	1/1/2023	2024	3,862,268	1,290,000	3,450,938	4,740,938	(878,669)	(21,333,929)
18	1/1/2024	2025	3,999,479	1,580,000	3,361,250	4,941,250	(941,771)	(22,275,701)
19	1/1/2025	2026	4,140,806	1,900,000	3,252,500	5,152,500	(1,011,694)	(23,287,395)
20	1/1/2026	2027	4,286,372	2,245,000	3,122,969	5,367,969	(1,081,596)	(24,368,991)
21	1/1/2027	2028	4,436,306	2,615,000	2,971,094	5,586,094	(1,149,788)	(25,518,779)
22	1/1/2028	2029	4,590,738	3,020,000	2,795,000	5,815,000	(1,224,262)	(26,743,041)
23	1/1/2029	2030	4,749,803	3,460,000	2,592,500	6,052,500	(1,302,697)	(28,045,738)
24	1/1/2030	2031	4,913,639	3,930,000	2,361,563	6,291,563	(1,377,923)	(29,423,661)
25	1/1/2031	2032	5,082,391	4,440,000	2,100,000	6,540,000	(1,457,609)	(30,881,270)
26	1/1/2032	2033	5,256,205	4,990,000	1,805,313	6,795,313	(1,539,107)	(32,420,377)
27	1/1/2033	2034	5,435,234	5,585,000	1,474,844	7,059,844	(1,624,610)	(34,044,987)
28	1/1/2034	2035	5,619,634	6,225,000	1,105,781	7,330,781	(1,711,147)	(35,756,134)
29	1/1/2035	2036	5,809,565	6,920,000	695,000	7,615,000	(1,805,435)	(37,561,569)
30	1/1/2036	2037	6,005,195	7,660,000	239,375	7,899,375	(1,894,180)	(39,455,749)
		Total	$ 103,901,054	$ 58,695,000	$ 84,661,802	$ 143,356,802	$ (39,455,749)	

Notes:

Property tax revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-4

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Scenario 1 - Level Debt Structure Based on Capacity

A	B	C	D	E	F	G	H	I
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Real Property Revenue	Projected Debt Service Dated 1/1/2010 Principal	Interest Rate 6.25%	Total	Projected Cash Flow	Projected Cumulative Cash Flow
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ 21,343	$ 21,343
2	1/1/2008	2009	285,986	-	1,872,500	1,872,500	(1,586,514)	(1,565,171)
3	1/1/2009	2010	814,071	655,000	2,988,906	3,643,906	(2,829,836)	(4,395,007)
4	1/1/2010	2011	1,230,137	695,000	2,946,719	3,641,719	(2,411,582)	(6,806,589)
5	1/1/2011	2012	1,522,030	740,000	2,901,875	3,641,875	(2,119,845)	(8,926,434)
6	1/1/2012	2013	1,809,025	790,000	2,854,063	3,644,063	(1,835,037)	(10,761,471)
7	1/1/2013	2014	2,036,226	840,000	2,803,125	3,643,125	(1,606,899)	(12,368,370)
8	1/1/2014	2015	2,274,789	895,000	2,748,906	3,643,906	(1,369,117)	(13,737,487)
9	1/1/2015	2016	2,525,194	950,000	2,691,250	3,641,250	(1,116,056)	(14,853,543)
10	1/1/2016	2017	2,782,345	1,010,000	2,630,000	3,640,000	(857,655)	(15,711,198)
11	1/1/2017	2018	3,023,219	1,075,000	2,564,844	3,639,844	(616,625)	(16,327,823)
12	1/1/2018	2019	3,233,884	1,145,000	2,495,469	3,640,469	(406,585)	(16,734,408)
13	1/1/2019	2020	3,352,243	1,220,000	2,421,563	3,641,563	(289,320)	(17,023,728)
14	1/1/2020	2021	3,474,153	1,300,000	2,342,813	3,642,813	(168,660)	(17,192,388)
15	1/1/2021	2022	3,599,720	1,385,000	2,258,906	3,643,906	(44,187)	(17,236,574)
16	1/1/2022	2023	3,729,054	1,470,000	2,169,688	3,639,688	89,366	(17,147,208)
17	1/1/2023	2024	3,862,268	1,565,000	2,074,844	3,639,844	222,424	(16,924,784)
18	1/1/2024	2025	3,999,479	1,670,000	1,973,750	3,643,750	355,729	(16,569,055)
19	1/1/2025	2026	4,140,806	1,775,000	1,866,094	3,641,094	499,712	(16,069,343)
20	1/1/2026	2027	4,286,372	1,890,000	1,751,563	3,641,563	644,810	(15,424,533)
21	1/1/2027	2028	4,436,306	2,010,000	1,629,688	3,639,688	796,619	(14,627,914)
22	1/1/2028	2029	4,590,738	2,140,000	1,500,000	3,640,000	950,738	(13,677,176)
23	1/1/2029	2030	4,749,803	2,280,000	1,361,875	3,641,875	1,107,928	(12,569,249)
24	1/1/2030	2031	4,913,639	2,425,000	1,214,844	3,639,844	1,273,796	(11,295,453)
25	1/1/2031	2032	5,082,391	2,585,000	1,058,281	3,643,281	1,439,110	(9,856,343)
26	1/1/2032	2033	5,256,205	2,750,000	891,563	3,641,563	1,614,643	(8,241,700)
27	1/1/2033	2034	5,435,234	2,930,000	714,063	3,644,063	1,791,172	(6,450,528)
28	1/1/2034	2035	5,619,634	3,115,000	525,156	3,640,156	1,979,478	(4,471,051)
29	1/1/2035	2036	5,809,565	3,315,000	324,219	3,639,219	2,170,347	(2,300,704)
30	1/1/2036	2037	6,005,195	3,530,000	110,313	3,640,313	2,364,883	64,179
		Total	$ 103,901,054	$ 48,150,000	$ 55,686,875	$ 103,836,875	$ 64,179	

Notes:

Property tax revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-5

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Scenario 2 - Coverage Debt Structure Based on Capacity

A	B	C	D	E	F	G	H	I
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Real Property Revenue	Projected Debt Service Dated 1/1/2010		Rate 6.25%	Projected Cash Flow	Projected Cumulative Cash Flow
				Principal	Interest	Total		
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ 21,343	$ 21,343
2	1/1/2008	2009	285,986	-	1,652,972	1,652,972	(1,366,986)	(1,345,643)
3	1/1/2009	2010	814,071	-	2,656,563	2,656,563	(1,842,492)	(3,188,135)
4	1/1/2010	2011	1,230,137	-	2,656,563	2,656,563	(1,426,425)	(4,614,561)
5	1/1/2011	2012	1,522,030	-	2,656,563	2,656,563	(1,134,532)	(5,749,093)
6	1/1/2012	2013	1,809,025	-	2,656,563	2,656,563	(847,537)	(6,596,630)
7	1/1/2013	2014	2,036,226	-	2,656,563	2,656,563	(620,337)	(7,216,967)
8	1/1/2014	2015	2,274,789	-	2,656,563	2,656,563	(381,773)	(7,598,740)
9	1/1/2015	2016	2,525,194	-	2,656,563	2,656,563	(131,369)	(7,730,109)
10	1/1/2016	2017	2,782,345	-	2,656,563	2,656,563	125,782	(7,604,327)
11	1/1/2017	2018	3,023,219	-	2,656,563	2,656,563	366,657	(7,237,670)
12	1/1/2018	2019	3,233,884	110,000	2,653,125	2,763,125	470,759	(6,766,911)
13	1/1/2019	2020	3,352,243	245,000	2,642,031	2,887,031	465,211	(6,301,700)
14	1/1/2020	2021	3,474,153	395,000	2,622,031	3,017,031	457,121	(5,844,579)
15	1/1/2021	2022	3,599,720	560,000	2,592,188	3,152,188	447,532	(5,397,047)
16	1/1/2022	2023	3,729,054	740,000	2,551,563	3,291,563	437,491	(4,959,555)
17	1/1/2023	2024	3,862,268	935,000	2,499,219	3,434,219	428,049	(4,531,506)
18	1/1/2024	2025	3,999,479	1,145,000	2,434,219	3,579,219	420,260	(4,111,246)
19	1/1/2025	2026	4,140,806	1,375,000	2,355,469	3,730,469	410,337	(3,700,909)
20	1/1/2026	2027	4,286,372	1,625,000	2,261,719	3,886,719	399,654	(3,301,255)
21	1/1/2027	2028	4,436,306	1,895,000	2,151,719	4,046,719	389,587	(2,911,668)
22	1/1/2028	2029	4,590,738	2,185,000	2,024,219	4,209,219	381,519	(2,530,148)
23	1/1/2029	2030	4,749,803	2,505,000	1,877,656	4,382,656	367,146	(2,163,002)
24	1/1/2030	2031	4,913,639	2,845,000	1,710,469	4,555,469	358,171	(1,804,831)
25	1/1/2031	2032	5,082,391	3,215,000	1,521,094	4,736,094	346,297	(1,458,534)
26	1/1/2032	2033	5,256,205	3,615,000	1,307,656	4,922,656	333,549	(1,124,985)
27	1/1/2033	2034	5,435,234	4,045,000	1,068,281	5,113,281	321,953	(803,032)
28	1/1/2034	2035	5,619,634	4,510,000	800,938	5,310,938	308,696	(494,335)
29	1/1/2035	2036	5,809,565	5,010,000	503,438	5,513,438	296,128	(198,207)
30	1/1/2036	2037	6,005,195	5,550,000	173,438	5,723,438	281,758	83,550
		Total	$ 103,901,054	$ 42,505,000	$ 61,312,503	$ 103,817,503	$ 83,550	

Notes:

Property tax revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-6

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Assumptions and Financial Summary

General Assumptions

1. Source for all information aside from debt funding assumptions are from "Preliminary Project Plan and Preliminary Reinvestment Zone Financing Plan for Reinvestment Zone Number Five" dated as of November 28, 2006 and received via email on 11/28/06 at 6:27p.m.

Funding Assumptions

1. Fund

Development	Other	Streets Imp./ Utility Reloc.	Street Scaping	Open Space	Total	Development	Timing	
Urban Retail	$ -	$ 3,097,597	$ 809,714	$ -	$ 3,907,311	Area 1	3rd Qtr	2008
Mercado Retail	-	5,187,768	1,509,323	1,851,300	8,548,391	Area 2	4th Qtr	2008
Lifestyle Outlet	-	6,815,432	1,407,425	653,400	8,876,257	Area 3	?	2009
Mixed Use Development	-	6,457,870	1,735,418	3,049,200	11,242,488	Area 4	1st Qtr	2007
Arena	-	5,871,500	1,567,766	-	7,439,266		?	
Arts Walk	3,937,500	-	-	-	3,937,500		?	
Relocation of Residents	3,590,400	-	-	-	3,590,400			
Engineering	4,000,000	-	-	-	4,000,000			
Contingency	5,200,000	-	-	-	5,200,000			
Administrative	500,000	-	-	-	500,000			
	$ 17,227,900	$ 27,430,167	$ 7,029,646	$ 5,553,900	$ 57,241,613			

2. Debt Structure: Level

3. Rates

2009	6.25%
2010	6.50%
2011-2030	6.75%

4. Revenue Source: TIF Real Property Revenues City Tax

5. Ratings

	Underlying	Insured
S&P	AA	AAA
Moody's	Aa3	Aaa

Financial Summary

	2009	2010	2011	2016	2021	2026	2030	Total
Par Amount of Bonds	$ 6,190,000	$ 5,685,000	$ 8,730,000	$ 19,470,000	$ 3,145,000	$ 7,950,000	$ 1,320,000	$ 52,490,000
Total Sources	6,190,000	5,685,000	8,730,000	19,470,000	3,145,000	7,950,000	1,320,000	52,490,000
Total UW Disc (0.800%)	$ 49,520	$ 45,480	$ 69,840	$ 155,760	$ 25,160	$ 63,600	$ 10,560	$ 419,920
Costs of Issuance	100,000	100,000	100,000	200,000	100,000	100,000	100,000	800,000
Bond Insurance (30.0 bp)	40,046	36,860	56,664	111,715	15,810	34,781	5,136	301,011
Construction Fund	6,000,000	5,500,000	8,500,000	19,000,000	3,000,000	7,750,000	1,200,000	50,950,000
Rounding Amount	434	2,660	3,496	2,525	4,030	1,619	4,304	19,069
Total Uses	$ 6,190,000	$ 5,685,000	$ 8,730,000	$ 19,470,000	$ 3,145,000	$ 7,950,000	$ 1,320,000	$ 52,490,000
Total Debt Service	$ 13,348,535	$ 12,286,714	$ 18,887,873	$ 37,238,340	$ 5,269,859	$ 11,593,763	$ 1,711,928	$ 100,337,010

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Level Debt Structure Over Time Based on Capacity

A	B	C	D	E	F	G	H	I	J	K	L	M	N
				Projected Debt Service									
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Real Property Revenue	Par 6.19M Fund 6.00M Dated 1/1/2009 Rate 6.25%	Par 5.69M Fund 5.50M Dated 1/1/2010 Rate 6.50%	Par 8.73M Fund 8.50M Dated 1/1/2011 Rate 6.75%	Par 19.47M Fund 19.00M Dated 1/1/2016 Rate 6.75%	Par 3.15M Fund 3.00M Dated 1/1/2021 Rate 6.75%	Par 7.95M Fund 7.75M Dated 1/1/2026 Rate 6.75%	Par 1.32M Fund 1.20M Dated 1/1/2030 Rate 6.75%	Par 52.50M Par 50.95M Total	Projected Cash Flow	Projected Cumulative Cash Flow
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,343	$ 21,343
2	1/1/2008	2009	285,986	240,722	-	-	-	-	-	-	240,722	45,264	66,607
3	1/1/2009	2010	814,071	469,219	229,927	-	-	-	-	-	699,145	114,925	181,532
4	1/1/2010	2011	1,230,137	468,750	446,925	366,660	-	-	-	-	1,282,335	(52,198)	129,334
5	1/1/2011	2012	1,522,030	467,969	446,563	714,888	-	-	-	-	1,629,419	(107,389)	21,945
6	1/1/2012	2013	1,809,025	466,875	445,875	710,944	-	-	-	-	1,623,694	185,332	207,277
7	1/1/2013	2014	2,036,226	470,313	444,863	711,494	-	-	-	-	1,626,669	409,557	616,834
8	1/1/2014	2015	2,274,789	468,281	448,363	711,369	-	-	-	-	1,628,013	646,777	1,263,610
9	1/1/2015	2016	2,525,194	465,938	446,375	710,569	817,740	-	-	-	2,440,621	84,573	1,348,183
10	1/1/2016	2017	2,782,345	468,125	448,900	713,925	1,734,544	-	-	-	3,365,494	(583,149)	765,034
11	1/1/2017	2018	3,023,219	469,688	445,938	711,438	1,734,169	-	-	-	3,361,231	(338,012)	427,022
12	1/1/2018	2019	3,233,884	465,781	447,488	713,106	1,736,600	-	-	-	3,362,975	(129,091)	297,931
13	1/1/2019	2020	3,352,243	466,406	448,388	713,763	1,731,838	-	-	-	3,360,394	(8,151)	289,780
14	1/1/2020	2021	3,474,153	466,406	448,638	713,406	1,734,713	132,090	-	-	3,495,253	(21,100)	268,680
15	1/1/2021	2022	3,599,720	470,625	448,238	712,038	1,734,888	323,406	-	-	3,689,194	(89,474)	179,206
16	1/1/2022	2023	3,729,054	469,063	447,188	714,488	1,732,363	320,475	-	-	3,683,575	45,479	224,684
17	1/1/2023	2024	3,862,268	466,875	445,488	710,756	1,731,969	322,038	-	-	3,677,125	185,143	409,828
18	1/1/2024	2025	3,999,479	468,906	447,975	710,844	1,733,369	322,925	-	-	3,684,019	315,460	725,288
19	1/1/2025	2026	4,140,806	470,000	444,650	714,413	1,736,225	323,138	333,900	-	4,022,325	118,481	843,768
20	1/1/2026	2027	4,286,372	470,156	445,513	711,463	1,735,369	322,675	1,024,581	-	4,709,756	(423,384)	420,384
21	1/1/2027	2028	4,436,306	469,375	445,400	711,994	1,735,631	321,538	1,024,313	-	4,708,250	(271,944)	148,441
22	1/1/2028	2029	4,590,738	467,656	444,313	710,838	1,731,844	319,725	1,021,681	-	4,696,056	(105,318)	43,122
23	1/1/2029	2030	4,749,803	469,844	447,088	712,825	1,733,669	322,069	1,026,350	55,440	4,767,284	(17,481)	25,641
24	1/1/2030	2031	4,913,639	465,938	448,563	712,788	1,735,600	318,569	1,023,150	234,038	4,938,644	(25,004)	637
25	1/1/2031	2032	5,082,391	465,938	443,900	710,725	1,732,469	319,225	1,022,081	238,406	4,932,744	149,647	150,284
26	1/1/2032	2033	5,256,205	469,531	447,938	711,469	1,733,938	318,869	1,022,806	236,931	4,941,481	314,724	465,009
27	1/1/2033	2034	5,435,234	466,719	445,513	714,681	1,734,500	322,331	1,024,988	234,781	4,943,513	491,722	956,730
28	1/1/2034	2035	5,619,634	467,500	446,625	710,363	1,733,819	319,613	1,023,456	236,788	4,938,163	681,471	1,638,202
29	1/1/2035	2036	5,809,565	466,719	446,113	713,344	1,736,388	320,713	1,023,044	237,781	4,944,100	865,465	2,503,667
30	1/1/2036	2037	6,005,195	469,219	443,975	713,288	1,736,700	320,463	1,023,413	237,763	4,944,819	1,060,376	3,564,043
0	1/0/1900	0	-										
		Total	$ 103,901,054	$ 13,348,535	$ 12,286,714	$ 18,887,873	$ 37,238,340	$ 5,269,859	$ 11,593,763	$ 1,711,928	$ 100,337,010	$ 3,564,043	

Notes:

Property tax revenues based on collections of: 99%

Funded Amt.	$ 50,950,000
Cash Rem.	3,564,043
Total	$ 54,514,043
City Needs	$ 57,241,613
Shortfall	$ (2,727,569)

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-8

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Input Sheet

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	I
			TIF #5 - Real Property - Non-Project Specific					TIF #5 - Business/Personal Property - Non-Project Specific					TIF #5 - Taxable Sales - Non-Project Specific					TIF #5 - Operating Expenses - Non-Project Specific
			Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Incr. TAV	Aggregate Sales	Aggregate Sales	Aggregate Sales	Aggregate Sales	Aggregate Sales	Annual Expenses	Annual Expenses	Annual Expenses	Annual Expenses	Annual Expenses
1	1/1/2007	2008					$ 3,206,506					$ -					$ -					$ -
2	1/1/2008	2009					42,966,513					-					-					-
3	1/1/2009	2010					122,305,765					-					-					-
4	1/1/2010	2011					184,815,496					-					-					-
5	1/1/2011	2012					228,669,443					-					-					-
6	1/1/2012	2013					271,787,563					-					-					-
7	1/1/2013	2014					305,922,055					-					-					-
8	1/1/2014	2015					341,763,814					-					-					-
9	1/1/2015	2016					379,384,554					-					-					-
10	1/1/2016	2017					418,018,809					-					-					-
11	1/1/2017	2018					454,207,750					-					-					-
12	1/1/2018	2019					485,857,912					-					-					-
13	1/1/2019	2020					503,640,155					-					-					-
14	1/1/2020	2021					521,955,865					-					-					-
15	1/1/2021	2022					540,821,047					-					-					-
16	1/1/2022	2023					560,252,184					-					-					-
17	1/1/2023	2024					580,266,256					-					-					-
18	1/1/2024	2025					600,880,749					-					-					-
19	1/1/2025	2026					622,113,677					-					-					-
20	1/1/2026	2027					643,983,593					-					-					-
21	1/1/2027	2028					666,509,607					-					-					-
22	1/1/2028	2029					689,711,401					-					-					-
23	1/1/2029	2030					713,609,249					-					-					-
24	1/1/2030	2031					738,224,032					-					-					-
25	1/1/2031	2032					763,577,258					-					-					-
26	1/1/2032	2033					789,691,082					-					-					-
27	1/1/2033	2034					816,588,320					-					-					-
28	1/1/2034	2035					844,292,476					-					-					-
29	1/1/2035	2036					872,827,756					-					-					-
30	1/1/2036	2037					902,219,094					-					-					-
												-					-					-
		Total	$ -	$ -	$ -	$ -	$ 15,610,069,981	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

	M&O Tax Rate	I&S Tax Rate	Total Tax Rate as of 1/1/2007	Participation Current	Participation Conditional
City of El Paso	$ 0.481420	$ 0.190906	$ 0.672326	100%	0%
El Paso ISD	1.370000	0.153500	1.523500	0%	0%
El Paso County	0.332230	0.059160	0.391390	0%	0%
El Paso Cty Hosp Dist	0.164263	0.021737	0.186000	0%	0%
El Paso CCCD	0.120998	-	0.120998	0%	0%
	$ 2.468911	$ 0.425303	$ 2.894214		
				Tax Collection %	99%

Sales Tax Entities	Sales Tax Rate
City	1.00%
ESD 2	0.50%
CTD	0.50%
	2.00%

Exhibit G-9

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Real Property Tax Revenue By Jurisdiction

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
				City of El Paso		El Paso ISD		El Paso County		El Paso Cty Hosp Dist		El Paso CCCD		
				100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
				Tax Rate =	0.672326	Tax Rate =	1.370000	Tax Rate =	0.391390	Tax Rate =	0.186000	Tax Rate =	0.120998	
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Non-Project Aggregate Incremental TAV	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	Non-Project Real Property Tax Revenue
1	1/1/2007	2008	$ 3,206,506	$ 21,343	$ 21,343	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 21,343
2	1/1/2008	2009	42,966,513	285,986	307,329	-	-	-	-	-	-	-	-	285,986
3	1/1/2009	2010	122,305,765	814,071	1,121,399	-	-	-	-	-	-	-	-	814,071
4	1/1/2010	2011	184,815,496	1,230,137	2,351,536	-	-	-	-	-	-	-	-	1,230,137
5	1/1/2011	2012	228,669,443	1,522,030	3,873,566	-	-	-	-	-	-	-	-	1,522,030
6	1/1/2012	2013	271,787,563	1,809,025	5,682,592	-	-	-	-	-	-	-	-	1,809,025
7	1/1/2013	2014	305,922,055	2,036,226	7,718,818	-	-	-	-	-	-	-	-	2,036,226
8	1/1/2014	2015	341,763,814	2,274,789	9,993,607	-	-	-	-	-	-	-	-	2,274,789
9	1/1/2015	2016	379,384,554	2,525,194	12,518,801	-	-	-	-	-	-	-	-	2,525,194
10	1/1/2016	2017	418,018,809	2,782,345	15,301,145	-	-	-	-	-	-	-	-	2,782,345
11	1/1/2017	2018	454,207,750	3,023,219	18,324,365	-	-	-	-	-	-	-	-	3,023,219
12	1/1/2018	2019	485,857,912	3,233,884	21,558,248	-	-	-	-	-	-	-	-	3,233,884
13	1/1/2019	2020	503,640,155	3,352,243	24,910,491	-	-	-	-	-	-	-	-	3,352,243
14	1/1/2020	2021	521,955,865	3,474,153	28,384,643	-	-	-	-	-	-	-	-	3,474,153
15	1/1/2021	2022	540,821,047	3,599,720	31,984,363	-	-	-	-	-	-	-	-	3,599,720
16	1/1/2022	2023	560,252,184	3,729,054	35,713,417	-	-	-	-	-	-	-	-	3,729,054
17	1/1/2023	2024	580,266,256	3,862,268	39,575,685	-	-	-	-	-	-	-	-	3,862,268
18	1/1/2024	2025	600,880,749	3,999,479	43,575,164	-	-	-	-	-	-	-	-	3,999,479
19	1/1/2025	2026	622,113,677	4,140,806	47,715,970	-	-	-	-	-	-	-	-	4,140,806
20	1/1/2026	2027	643,983,593	4,286,372	52,002,342	-	-	-	-	-	-	-	-	4,286,372
21	1/1/2027	2028	666,509,607	4,436,306	56,438,648	-	-	-	-	-	-	-	-	4,436,306
22	1/1/2028	2029	689,711,401	4,590,738	61,029,386	-	-	-	-	-	-	-	-	4,590,738
23	1/1/2029	2030	713,609,249	4,749,803	65,779,189	-	-	-	-	-	-	-	-	4,749,803
24	1/1/2030	2031	738,224,032	4,913,639	70,692,828	-	-	-	-	-	-	-	-	4,913,639
25	1/1/2031	2032	763,577,258	5,082,391	75,775,219	-	-	-	-	-	-	-	-	5,082,391
26	1/1/2032	2033	789,691,082	5,256,205	81,031,425	-	-	-	-	-	-	-	-	5,256,205
27	1/1/2033	2034	816,588,320	5,435,234	86,466,659	-	-	-	-	-	-	-	-	5,435,234
28	1/1/2034	2035	844,292,476	5,619,634	92,086,293	-	-	-	-	-	-	-	-	5,619,634
29	1/1/2035	2036	872,827,756	5,809,565	97,895,858	-	-	-	-	-	-	-	-	5,809,565
30	1/1/2036	2037	902,219,094	6,005,195	103,901,054	-	-	-	-	-	-	-	-	6,005,195
0														
				$ 103,901,054		$ -		$ -		$ -		$ -		$ 56,438,648

Notes:
Revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected

Exhibit G-10

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

Bus/Pers Property Incremental TAV & City Revenues

Total Sales & Sales Tax Revenues

A	B	C	D	E	F	G	H	I	J
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Non-Project Bus/Pers Property Aggregate Incremental TAV	Non-Project Bus/Pers Property Tax Revenue City of EP Rate 0.67233	Non-Project Taxable Sales Per Year	Non-Project Annual 1.00% City Sales Tax	Non-Project Annual 0.50% ESD 2 Sales Tax	Non-Project Annual 0.50% CTD Sales Tax	Non-Project Total Annual Sales Tax
1	1/1/2007	2008	$ -	$ -	$ -	$ -	$ -	$ -	$ -
2	1/1/2008	2009	-	-	-	-	-	-	-
3	1/1/2009	2010	-	-	-	-	-	-	-
4	1/1/2010	2011	-	-	-	-	-	-	-
5	1/1/2011	2012	-	-	-	-	-	-	-
6	1/1/2012	2013	-	-	-	-	-	-	-
7	1/1/2013	2014	-	-	-	-	-	-	-
8	1/1/2014	2015	-	-	-	-	-	-	-
9	1/1/2015	2016	-	-	-	-	-	-	-
10	1/1/2016	2017	-	-	-	-	-	-	-
11	1/1/2017	2018	-	-	-	-	-	-	-
12	1/1/2018	2019	-	-	-	-	-	-	-
13	1/1/2019	2020	-	-	-	-	-	-	-
14	1/1/2020	2021	-	-	-	-	-	-	-
15	1/1/2021	2022	-	-	-	-	-	-	-
16	1/1/2022	2023	-	-	-	-	-	-	-
17	1/1/2023	2024	-	-	-	-	-	-	-
18	1/1/2024	2025	-	-	-	-	-	-	-
19	1/1/2025	2026	-	-	-	-	-	-	-
20	1/1/2026	2027	-	-	-	-	-	-	-
21	1/1/2027	2028	-	-	-	-	-	-	-
22	1/1/2028	2029	-	-	-	-	-	-	-
23	1/1/2029	2030	-	-	-	-	-	-	-
24	1/1/2030	2031	-	-	-	-	-	-	-
25	1/1/2031	2032	-	-	-	-	-	-	-
26	1/1/2032	2033	-	-	-	-	-	-	-
27	1/1/2033	2034	-	-	-	-	-	-	-
28	1/1/2034	2035	-	-	-	-	-	-	-
29	1/1/2035	2036	-	-	-	-	-	-	-
30	1/1/2036	2037	-	-	-	-	-	-	-
			-	-	-	-	-	-	-
		Total		$ -		$ -	$ -	$ -	$ -

Notes:

Revenues based on collections of: 99%

Black = Existing
Blue = Projected
Purple = Projected
Orange = Projected

City of El Paso, Texas

Tax Increment Financing Worksheet

TIF #5

TIF, City & Other District Revenues

A	B	C	D	E	F	G	H	I	J	K	L	M
			TIF #5	City			Non-Project Total		Non-Project Net	Other Districts		
Life of TIF (years)	TAV Calculation Date	Fiscal Year End 8/31	Non-Project Real Property Tax Revenues	Non-Project Bus/Pers Property Tax Revenue	Non-Project Annual 1.00% City Sales Tax	Total Non-Project City Bus/Pers Property & Sales Tax	TIF & City Property and Sales Tax Revenues	Non-Project Annual Operating Expenses	TIF & City Property and Sales Tax Revenues	Non-Project Annual 0.50% ESD 2 Sales Tax	Non-Project Annual 0.50% CTD Sales Tax	Total Non-Project Net Revenues
1	1/1/2007	2008	$ 21,343	$ -	$ -	$ -	$ 21,343	$ -	$ 21,343	$ -	$ -	$ 21,343
2	1/1/2008	2009	285,986	-	-	-	285,986	-	285,986	-	-	285,986
3	1/1/2009	2010	814,071	-	-	-	814,071	-	814,071	-	-	814,071
4	1/1/2010	2011	1,230,137	-	-	-	1,230,137	-	1,230,137	-	-	1,230,137
5	1/1/2011	2012	1,522,030	-	-	-	1,522,030	-	1,522,030	-	-	1,522,030
6	1/1/2012	2013	1,809,025	-	-	-	1,809,025	-	1,809,025	-	-	1,809,025
7	1/1/2013	2014	2,036,226	-	-	-	2,036,226	-	2,036,226	-	-	2,036,226
8	1/1/2014	2015	2,274,789	-	-	-	2,274,789	-	2,274,789	-	-	2,274,789
9	1/1/2015	2016	2,525,194	-	-	-	2,525,194	-	2,525,194	-	-	2,525,194
10	1/1/2016	2017	2,782,345	-	-	-	2,782,345	-	2,782,345	-	-	2,782,345
11	1/1/2017	2018	3,023,219	-	-	-	3,023,219	-	3,023,219	-	-	3,023,219
12	1/1/2018	2019	3,233,884	-	-	-	3,233,884	-	3,233,884	-	-	3,233,884
13	1/1/2019	2020	3,352,243	-	-	-	3,352,243	-	3,352,243	-	-	3,352,243
14	1/1/2020	2021	3,474,153	-	-	-	3,474,153	-	3,474,153	-	-	3,474,153
15	1/1/2021	2022	3,599,720	-	-	-	3,599,720	-	3,599,720	-	-	3,599,720
16	1/1/2022	2023	3,729,054	-	-	-	3,729,054	-	3,729,054	-	-	3,729,054
17	1/1/2023	2024	3,862,268	-	-	-	3,862,268	-	3,862,268	-	-	3,862,268
18	1/1/2024	2025	3,999,479	-	-	-	3,999,479	-	3,999,479	-	-	3,999,479
19	1/1/2025	2026	4,140,806	-	-	-	4,140,806	-	4,140,806	-	-	4,140,806
20	1/1/2026	2027	4,286,372	-	-	-	4,286,372	-	4,286,372	-	-	4,286,372
21	1/1/2027	2028	4,436,306	-	-	-	4,436,306	-	4,436,306	-	-	4,436,306
22	1/1/2028	2029	4,590,738	-	-	-	4,590,738	-	4,590,738	-	-	4,590,738
23	1/1/2029	2030	4,749,803	-	-	-	4,749,803	-	4,749,803	-	-	4,749,803
24	1/1/2030	2031	4,913,639	-	-	-	4,913,639	-	4,913,639	-	-	4,913,639
25	1/1/2031	2032	5,082,391	-	-	-	5,082,391	-	5,082,391	-	-	5,082,391
26	1/1/2032	2033	5,256,205	-	-	-	5,256,205	-	5,256,205	-	-	5,256,205
27	1/1/2033	2034	5,435,234	-	-	-	5,435,234	-	5,435,234	-	-	5,435,234
28	1/1/2034	2035	5,619,634	-	-	-	5,619,634	-	5,619,634	-	-	5,619,634
29	1/1/2035	2036	5,809,565	-	-	-	5,809,565	-	5,809,565	-	-	5,809,565
30	1/1/2036	2037	6,005,195	-	-	-	6,005,195	-	6,005,195	-	-	6,005,195
				-		-	-	-	-			-
		Total	$ 103,901,054	$ -	$ -	$ -	$ 103,901,054	$ -	$ 103,901,054	$ -	$ -	$ 103,901,054

Notes:

Property tax revenues based on collections of: 99%

Black = Existing
Blue = Projected
Green = Projected
Purple = Projected
Orange = Projected

Exhibit G-12

Final Project Plan

and

Final Financing Plan

for

Reinvestment Zone No. 5

Background

- The Downtown 2015 Plan was adopted by City Council on October 31, 2006
- The Tax Increment Reinvestment Zone (TIRZ) No. 5 was created on December 19, 2006 and was one of the first implementation actions for the Downtown 2015 Plan
- A Reinvestment Zone is an economic development tool that can help finance public improvements within a designated area
- Chapter 311. Tax Increment Financing Act is the statutory authority under State Code governing Reinvestment Zones and spells out requirements

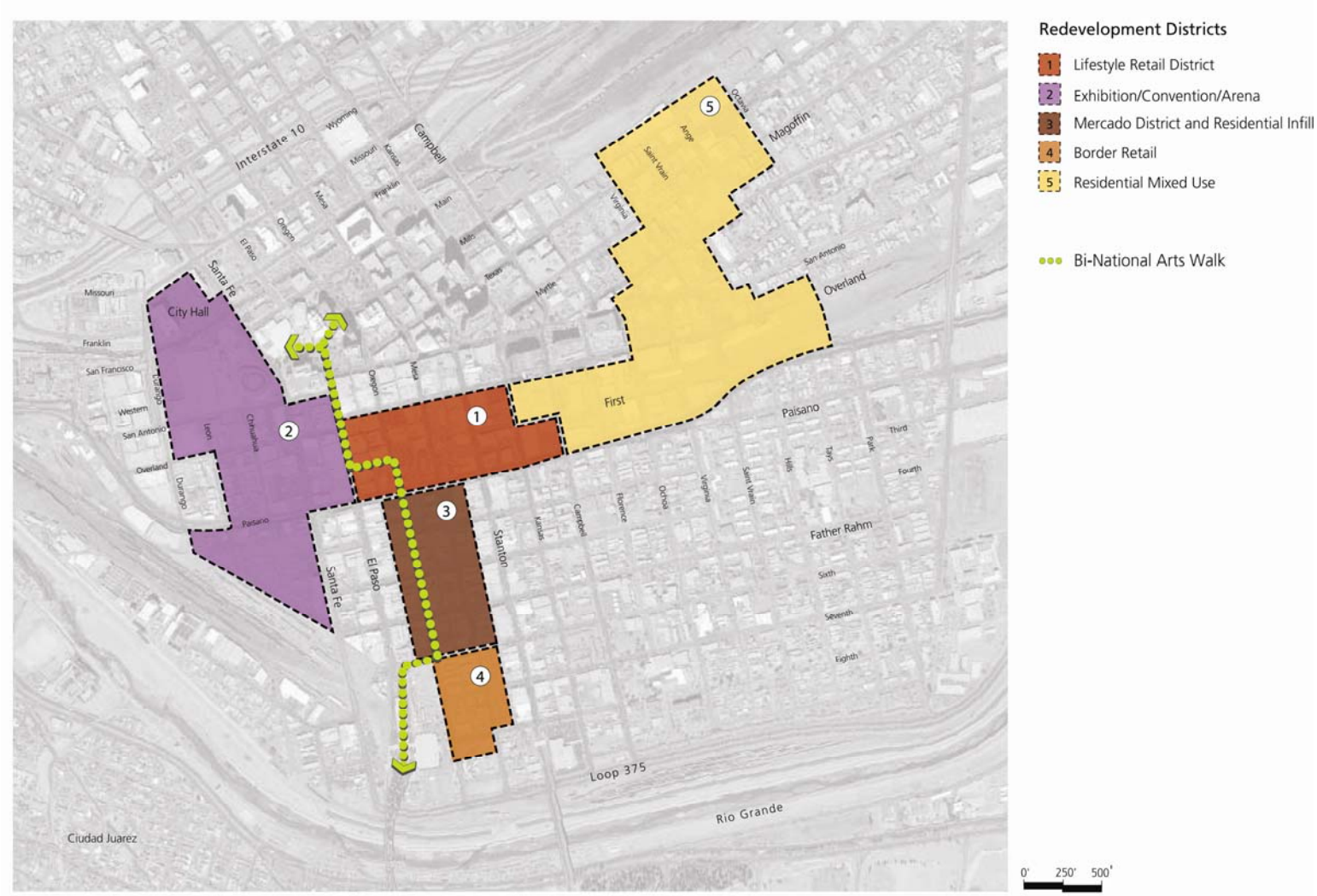
Background

- To create the Reinvestment Zone, preliminary Project and Financing Plans were prepared per statutory requirements.
- Preliminary Plans were presented to affected taxing entities prior to creation of the Reinvestment Zone
- Once the Reinvestment Zone was created by City Council, the preliminary plans were adopted as part of the Ordinance creating the TIRZ
- The Reinvestment Zone Board adopted the preliminary plans in October 2008 once they started meeting in late 2008

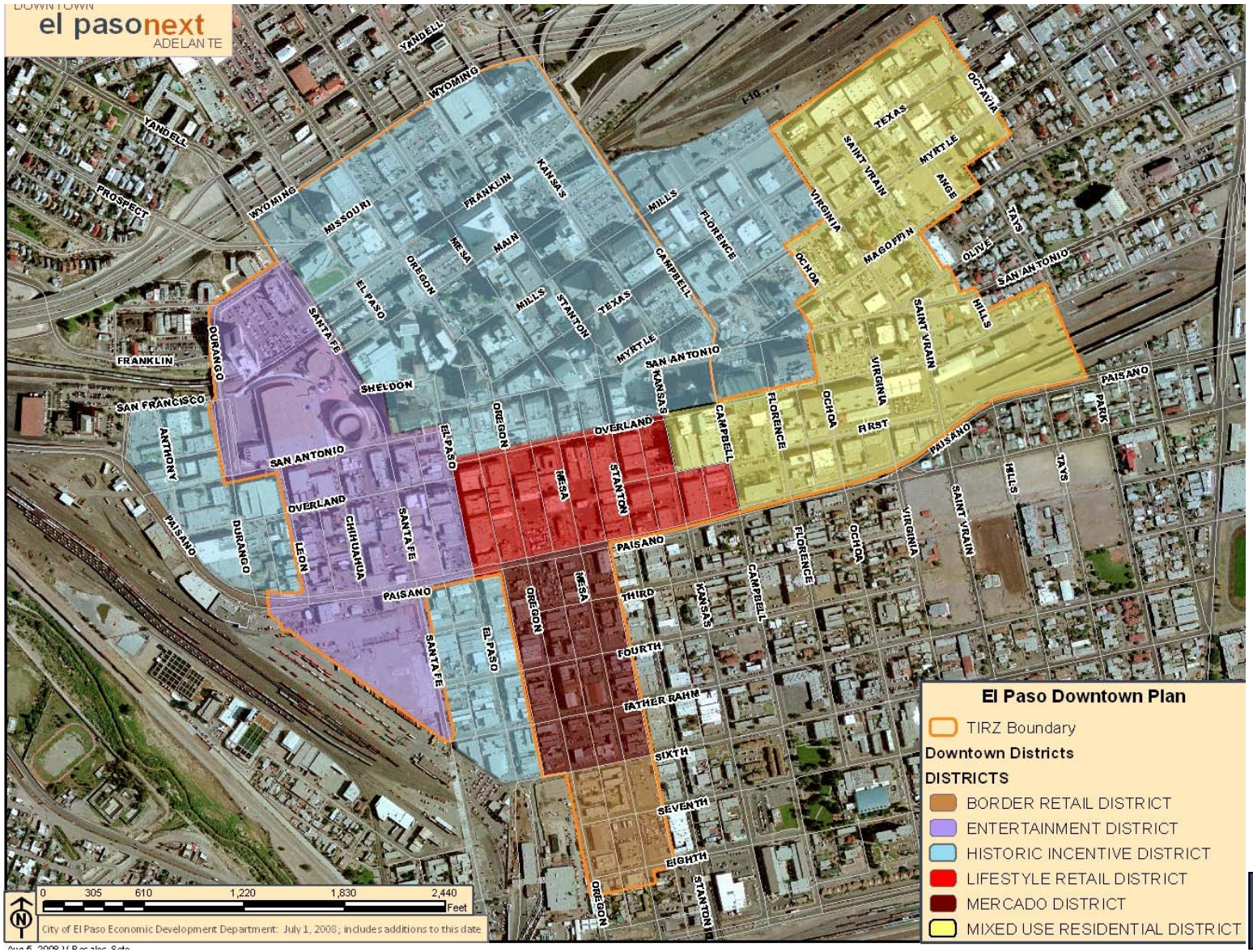
Why is a Final set of Plans needed?

- In December 2007, the boundaries of the Reinvestment Zone were expanded
- Project Plans for the expanded area are needed in the Final set of Plans
- An Implementation Study (Phase II for the Downtown Plan) was commissioned and completed that updated the projected income for the expanded Reinvestment Zone boundaries
- The Phase II study is proposed to be incorporated into the Final Plans as an Exhibit

Original Reinvestment Zone Boundary



Expanded Boundary



Final Plan Requirements

Section 311.011 (b) The project plan must include:

(1) a map showing existing uses and conditions of real property in the zone and a map showing proposed improvements to and proposed uses of that property;

(2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;

(3) a list of estimated nonproject costs; and

(4) a statement of a method of relocating persons to be displaced as a result of implementing the plan.

Final Plan requirements

Section 311.011 (c) The reinvestment zone financing plan must include:

(1) a detailed list describing the estimated project costs of the zone, including administrative expenses;

(2) a statement listing the kind, number, and location of all proposed public works or public improvements in the zone;

(3) an economic feasibility study;

(4) the estimated amount of bonded indebtedness to be incurred;

(5) the time when related costs or monetary obligations are to be incurred;

Continued…

(6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in the zone;

(7) the current total appraised value of taxable real property in the zone;

(8) the estimated captured appraised value of the zone during each year of its existence; and

(9) the duration of the zone.

Final Project & Financing Plans

- Follow statutory requirements
- Increases the flexibility for Board and City Council to add projects
- Projects can be easily incorporated into the Plans
- Incorporate updated financial figures for the added area with up to date information on property valuations
- Describes the types of projects that can be funded in the expanded Reinvestment areas

Phase II – Implementation Study

Purpose: Assist the TIRZ Board with development & adoption of a Final Project & Financing Plan

Scope: Nine Tasks:

1. Refine project descriptions, include catalyst projects & public infrastructure improvements based upon TIRZ revenue & public investment cost estimates; and identify project(s) for potential early implementation
2. Review incentive packages

Phase II – Implementation Study (cont)

3. Identify internal linkages and regional linkages
4. Refine cost estimates; prioritize public improvements
5. Develop alternative funding scenarios
6. Develop a comprehensive financing plan that identifies public & private investments including:
7. Develop a project phasing plan based on prioritization
8. Prepare an economic impact analysis