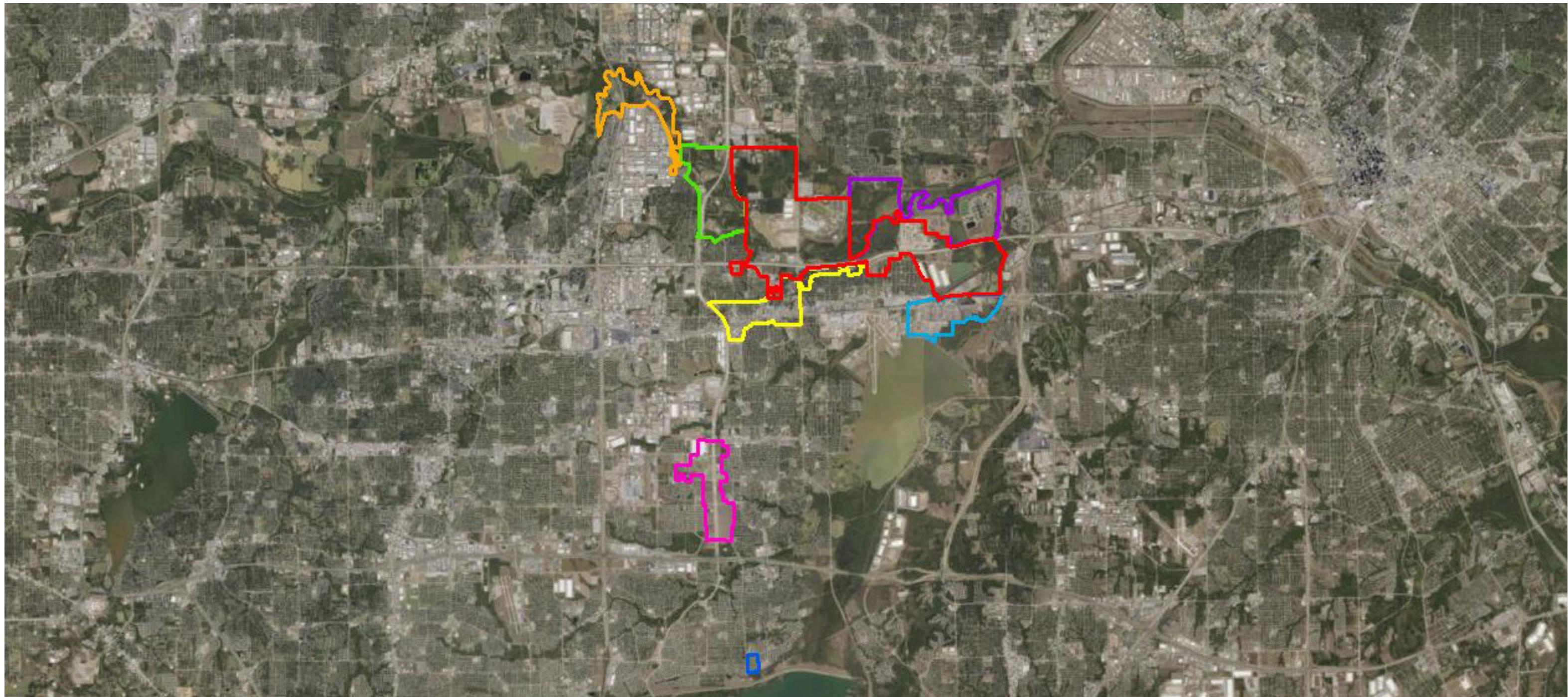


# Tax Increment Reinvestment Zone #1

## City of Grand Prairie, Texas



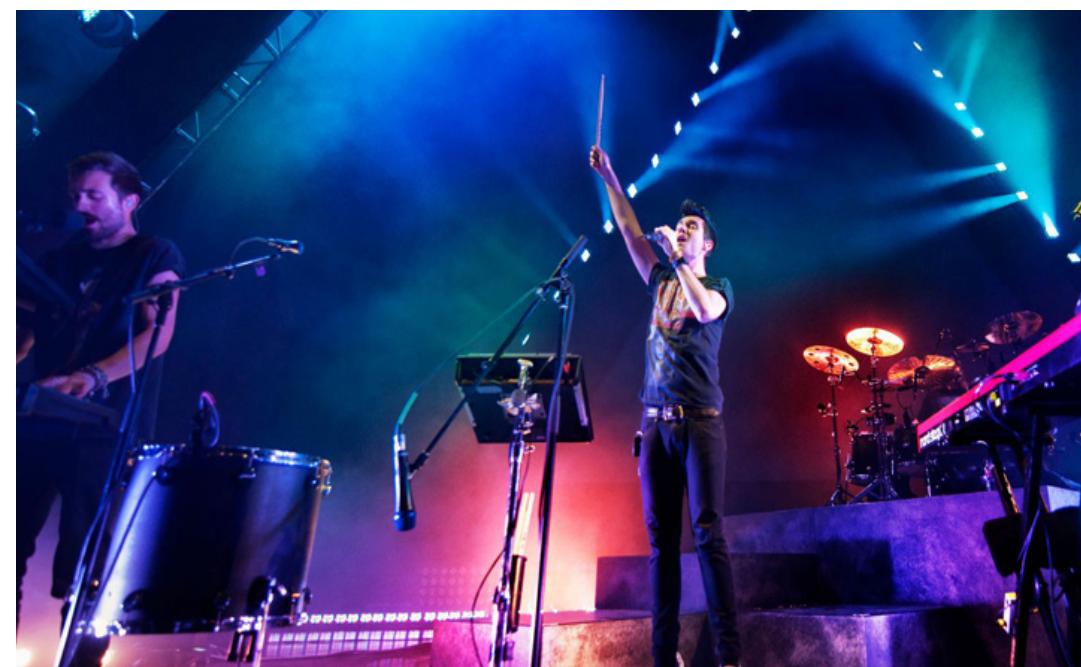
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### DISCLAIMER

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.

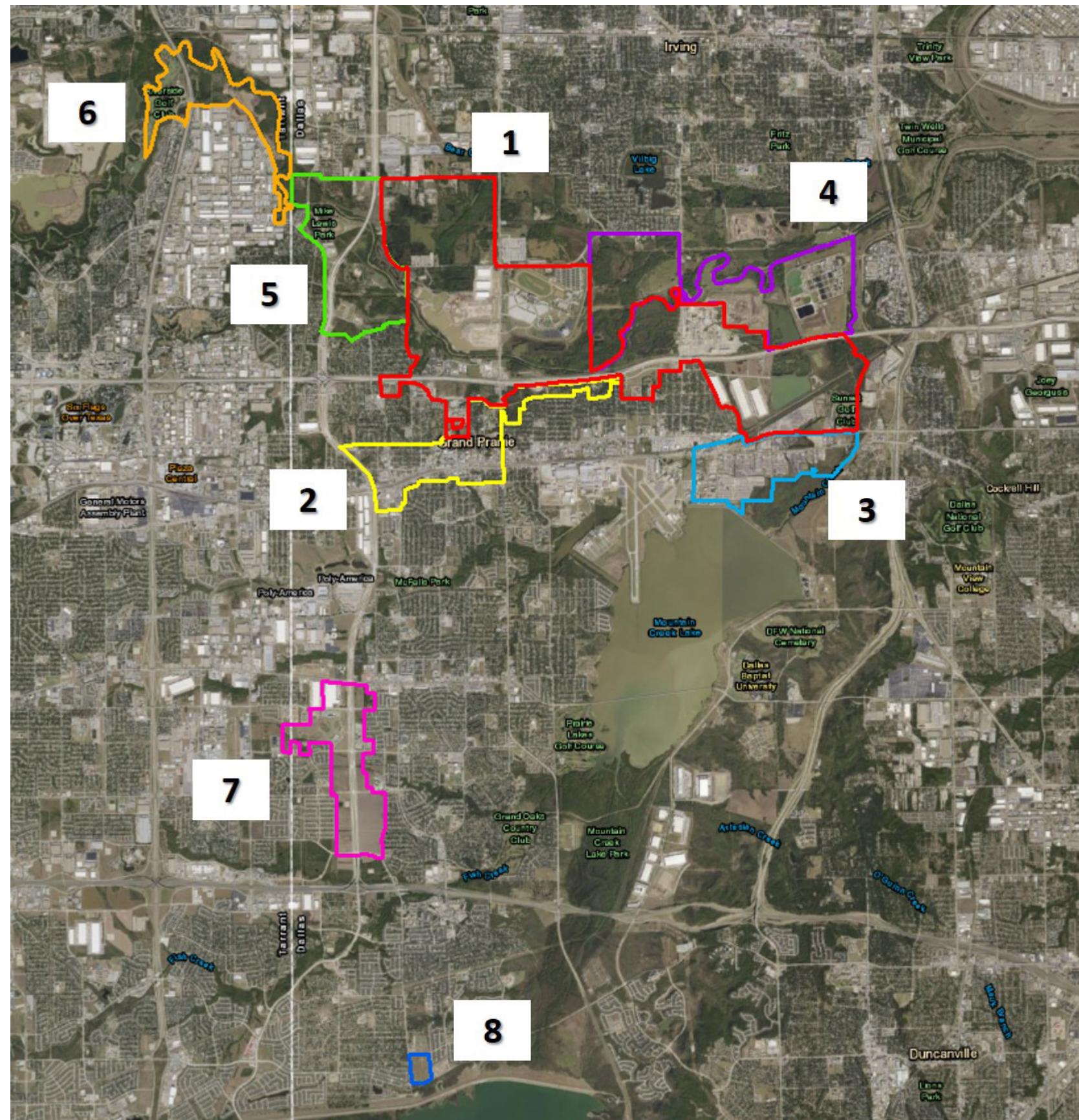


Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2021 population of 197,590, it is the 15th largest city in Texas and in the top 150 nationwide.

The city's northern border lies 5 to 10 minutes south of the Dallas-Fort Worth International Airport. Passing east and west through Grand Prairie and linking the city with major markets are Interstate 30, a strong entertainment and business corridor, and Interstate 20, developing as a significant retail and corporate location. Quick access to the Dallas-Fort Worth International Airport, the large local markets of Dallas and Fort Worth, and convenient rail and interstate highways continue to attract the new construction of warehouse, distribution and manufacturing buildings.

Local attractions within Grand Prairie include Epic Waters, a community-driven indoor waterpark showcasing 80,000 square-foot of year-round water fun, Lone Star Park, a Class 1 track featuring a European-style paddock and live racing on dirt and grass surfaces, The Theatre at Grand Prairie, a 6,350-seat live performance hall, Action Park Grand Prairie, a \$1.2 million outdoor skate park, and much more.





### Tax Increment Reinvestment Zone #1, City of Grand Prairie

The goal of Tax Increment Reinvestment Zone #1 (TIRZ) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will promote the creation of commercial development consisting of retail, office, hotel, as well as residential development.

TIRZ #1 was created by the City Council of the City of Grand Prairie in 1999. In 2018, the City Council of the City of Grand Prairie amended the TIRZ to expand the boundaries and extend the term. In 2021, this amended project and financing plan was created and outlines the funding of \$440,359,885 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.

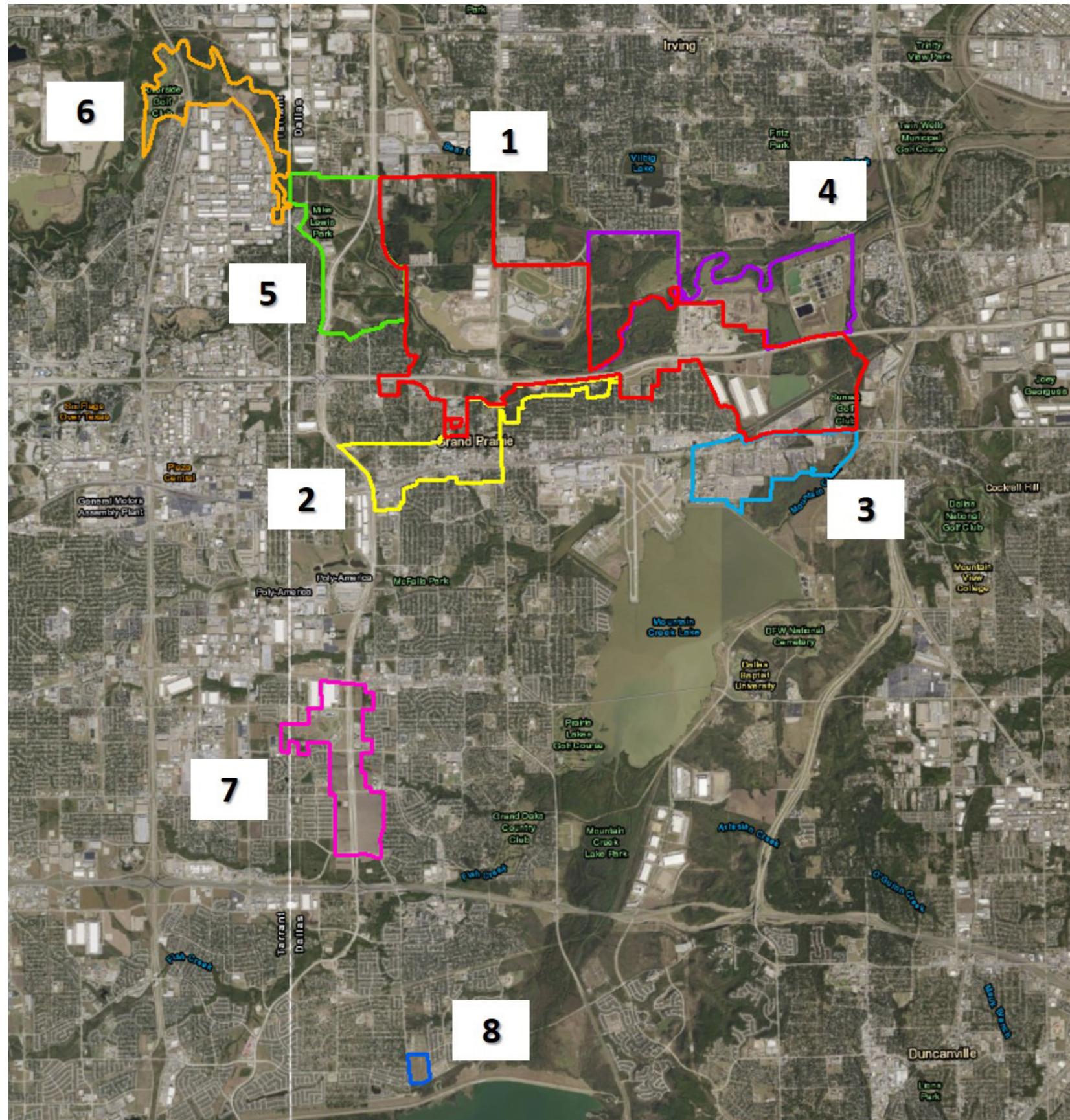
#### Powers and Duties of Board of Directors:

The board of directors of a reinvestment zone shall make recommendations to the governing body of the municipality or county that created the zone concerning the administration of this chapter in the zone. The governing body of the municipality by ordinance or resolution or the county by order or resolution may authorize the board to exercise any of the municipality's or county's powers with respect to the administration, management, or operation of the zone or the implementation of the project plan for the zone, **except that the governing body may not authorize the board to:**

- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

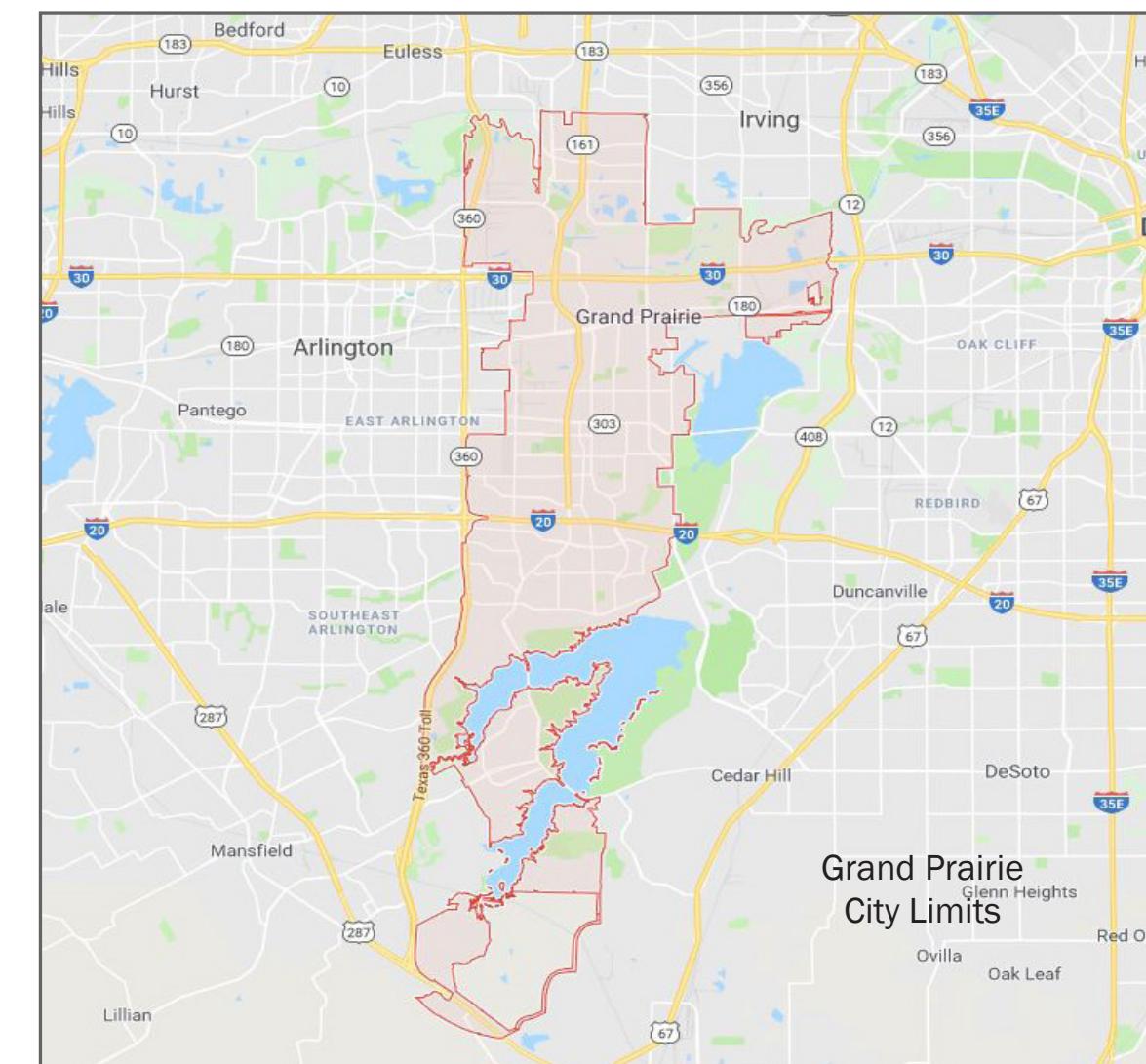
In addition, the Texas Legislature, as a result of the Supreme Court case and other societal factors, has significantly limited and clarified that eminent domain may only be used by a municipality for a "public use" as opposed to a "public purpose." **As stated above, the board of directors is not granted the power of eminent domain.**

## TIRZ Boundary



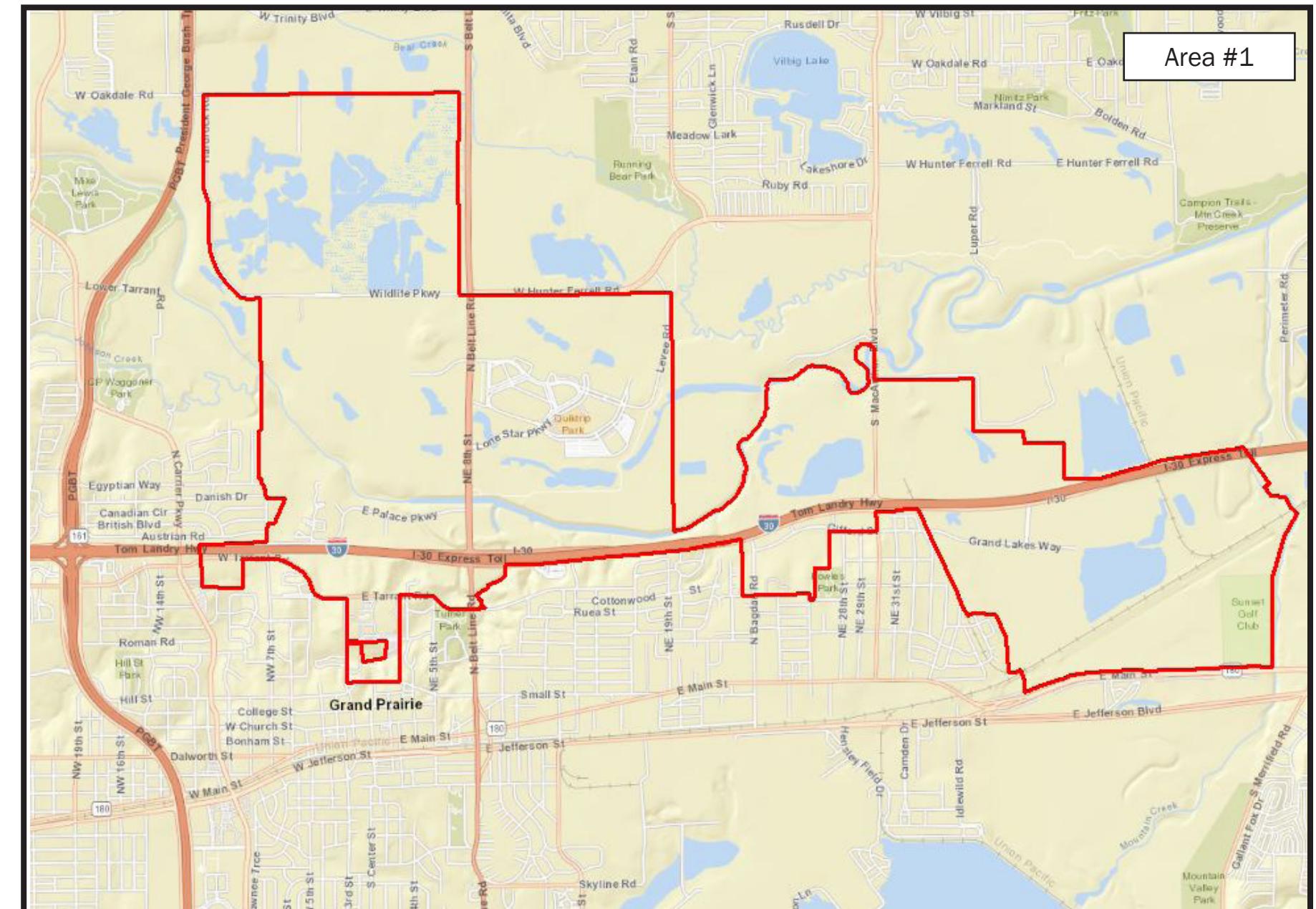
### Boundary Description

Grand Prairie TIRZ #1 is noncontiguous and is made up of eight area development zones. Area #1 consists of the original boundaries of the TIRZ created in 1999. The expanded areas created in 2018 include Areas #2, #3, #4, and #5 which are directly adjacent to Area #1, all within Dallas County. Also added in 2018 is Area #6, which is adjacent to Area #5, and located in Tarrant County. Area #7 is located further south and is in both Dallas and Tarrant County. Lastly, Area #8 is located further south, and is within Dallas County. Legal descriptions of each area are included in the following pages of this Project and Financing Plan.



**Area #1 – Original Boundaries**

Beginning at the southeast corner of North Belt Line road and Tarrant Road;  
 THENCE westerly, crossing Bel t Line road to the northeast corner of Turner Park in the south line of Tarrant road;  
 THENCE continuing westerly, northerly and westerly along the south line of Tarrant Road passing Walter Hill Drive to the northeast corner of a tract of land containing Grand Prairie High School (GPHS);  
 THENCE southerly, along the east line of said GPHS tract to the north line of High School Drive;  
 THENCE southerly, crossing the right-of-way of High School Drive the same east line of said GPHS tract to the north line of Small Hill Drive;  
 THENCE westerly, along the north line of Small Hill Drive to the point of southerly curvature of Small Hill Drive and along a line extended on the same westerly bearing to the east line of Stadium m Drive;  
 THENCE northerly, along the east line of Stadium Drive passing High School Drive to the south line of Tarrant Road but excluding from the area inscribed by the prior calls a 6.11 acre tract containing the Oak Hill Apartments;  
 THENCE westerly, northerly and westerly along the south line of Tarrant Road to the south east corner of NW 7th Street and Tarrant Road;  
 THENCE westerly, along the south line of Tarrant Road passing NW 7th Street to the northeast corner of a tract of land containing Adams Middle School;  
 THENCE southerly, along the east line of said Adams Middle School tract to the southeast corner of said tract;  
 THENCE westerly, along the south line of the Adams Middle School tract to its intersection with the east line of Capetown Drive;  
 THENCE northerly, along the east line of Capetown Drive to the south line of Tarrant Road;  
 THENCE due north crossing the right-of-way of Tarrant Road and IH-30 to the north line of IH-30; Meadow Green Addition, being the southwest corner of Lot 1;



## TIRZ Boundary

### Area # 1 – Original Boundaries (Continued)

THENCE N 89° 23' E, along the south line of said Meadow Green Addition a distance of 185.85 feet to the southeast corner of said Meadow Green Addition;

THENCE N 21° 12' 57" E, along the east line of said Meadow Green Addition, a distance of 683 .85 feet to the northeast corner of said Meadow Green Addition;

THENCE N 88° 37' 18" W, along the north line of said Meadow Green Addition a distance of 456.77 feet to the east line of N.W. 7th Street;

THENCE northerly, along the east line of N.W. 7th Street to the southeast corner of Esquire Manor Addition;

THENCE northerly, westerly, and northerly along the east line of said Esquire Manor Addition along the following bearings and distances:

N 0° 45' E 1 10.0 feet

N 89° 15' W 75.0 feet

N 0° 45' E 1215.0 feet

N 37° 37' E 125.0 feet

N 0° 45' E 169.0 feet

to the north east corner of said Esquire Manor Addition;

THENCE northerly, along the extension of the east line of the Esquire Manor Addition crossing the Trinity River to the south line of Wildlife Park way;

THENCE westerly, along the south line of Wildlife Park way to a point where the curving south line of Wildlife Parkway turns into the western right-of-way line of Hardrock Road;

THENCE northerly, along the west line of Hard rock Road passing the southwest corner of Hard rock Road and Oakdale Road, and continuing north across Oakdale Road to the north line of Oak dale Road;

THENCE easterly, along the north line of Oak dale Road to Grand Prairie/Irving City limit line;

THENCE southerly, along the Grand Prairie/Irving City limit line to the south line of Hunter-Ferrell Road;

THENCE easterly, along the south line of Hunter-Ferrell road, to the northeast corner of Lone Star Park, also being the northeast corner of GPMURD property;

THENCE southerly, along the east line of said GPMURD property, cross the GPMURD overflow property to the north bank of the Trinity river;

THENCE northeasterly, northerly, and easterly, along the meanders of the north bank of the Trinity River to the west line of MacArthur Blvd., being the city limits line of Grand Prairie;

THENCE southerly, along the Grand Prairie City limits line to the centerline of the Trinity River;

THENCE easterly, along the centerline of the Trinity River to the east line of MacArthur Blvd.;

THENCE southerly, along the east line of MacArthur Blvd., to the south line of the entrance road of the City of Grand Prairie Sanitary Landfill, also being the north line of the Gifford Hill property;

THENCE easterly, along the entrance road to the Grand Prairie Sanitary Landfill approximately 2540 feet;

THENCE southerly, approximately 1400 feet; THENCE easterly, approximately 1300 feet; THENCE southerly, approximately 290 feet;

THENCE easterly, approximately 1422 feet to the southeast corner of the Grand Prairie Sanitary Landfill;

THENCE southerly, along the extension of the east line of the Grand Prairie Sanitary Landfill to the north line of IH-30;

THENCE easterly, along the north line of IH-30 to the east City limits of Grand Prairie;

THENCE southerly, along the east City limits of Grand Prairie to the north line of SH-180;

THENCE westerly along the north line of SH-180 the following bearings and distances:

s 88° 23'4" w 190.2'

N 46° 37' 14" W 84.85'

s 86° 50' 51" w 370.14'

S 88° 23' 44" W 698.48

s 88° 23' 44" w 53 1.52'

s 78° 23' 03" w 172.58'

s 88° 23' 44" w 500'

N 86° 42' 20" W 139.99'

N 86° 42' 20" W 21 1.29'

s 88° 23' 44" w 473.69'

s 88° 23' 44" w 89.82'

s 88° 23' 44" w 236.49'

s 83° 49' 18" w 376.20'

Bagdad Road to the east line of My Estates;

THENCE northerly, along the east line of My Estates, to the south line of IH-30; THENCE westerly, along the south line of IH-30 to the centerline of the original Trinity River Channel;

THENCE southerly and southwesterly, along the meanders of the old Trinity River Channel to its intersection with Turner Branch;

## TIRZ Boundary

### Area #1 – Original Boundaries (Continued)

THENCE southerly, along the meanders of Turner Branch adjacent to the Racetrac Petroleum site to the

south line of Tarrant road;

THENCE westerly, along the south line of Tarrant Road to the PLACE OF BEGINNING.

### Area #2

Beginning at the northwest corner of Property ID 28052501510010000 at the point it meets the southern ROW boundary of Hill Street, thence

North to the northern ROW boundary of Hill Street, thence

East along the northern ROW boundary of Hill Street to the point it meets the southwest corner of Property ID 65100340510120000, thence

North along the western boundary of Property ID 65100340510120000, thence

East along the northern boundary of Property ID 65100340510120000 to the point it meets the western ROW boundary of Stadium Drive, thence

East to the eastern ROW boundary of Stadium Drive to the point it meets the northwest corner of Property ID 65100340510100000, thence

East along the northern boundary of Property ID 65100340510100000 to the point it meets the northern ROW boundary of Hill Street, thence

East along the northern ROW boundary of Hill Street to the point it meets the southeast corner of Property ID 28166000010010000, thence

North along the eastern boundary of Property ID 28166000010010000 to the point it meets the southeast corner of Property ID 65037678510030000, thence

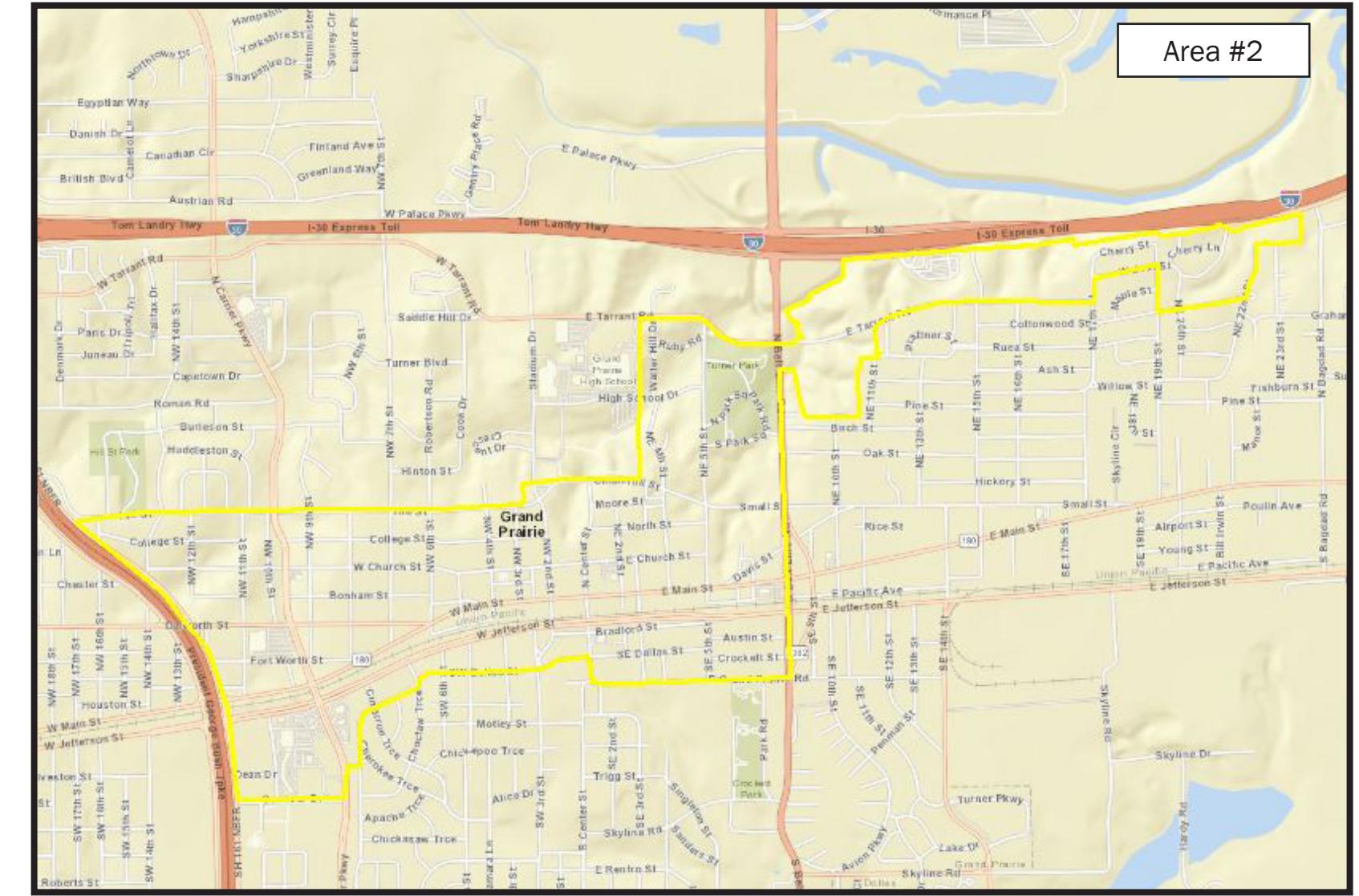
North along the eastern boundary of Property ID 65037678510030000 to the point it meets the southern ROW boundary of High School Drive, thence

North to the northern ROW boundary of High School Drive to the point it meets the southeast corner of Property ID 28073750010010000, thence

North along the eastern boundary of Property ID 28073750010010000 to the point it meets the southern ROW boundary of E Tarrant Road, thence

East along the southern ROW boundary of E Tarrant Road, past S Belt Line Road, thence

North to the northern ROW boundary of E Tarrant Road to the point it meets the southwest corner of Property ID 65154825510110000, thence



## TIRZ Boundary

### Area #2 (Continued)

North along the western boundary of Property ID 65154825510110000, thence

East along the northern boundary of Property ID 65154825510110000 to the point it meets the northwest corner of Property ID 65154825510110100, thence

Northeast along the northern boundary of Property ID 65154825510110100 to the point it meets the southern ROW boundary of Interstate 30, thence

East along the southern ROW boundary of Interstate 30 to the point it meets the northeast corner of Property ID 65050616010270400, thence

South along the eastern boundary of Property ID 65050616010270400, thence

West along the southern boundary of Property ID 65050616010270400 to the point it meets the southeast corner of Property ID 28236500210200000, thence

West along the southern boundary of Property ID 28236500210200000 to the point it meets the ROW boundary of NE 22nd Street, thence

South along the eastern ROW boundary of NE 22nd Street to the point it meets the southern ROW boundary of Cottonwood Street, thence

West along the southern ROW boundary of Cottonwood Street to the point it meets the western ROW boundary of NE 19th Street, thence

North along the western boundary of NE 19th Street to the point it meets the southern ROW boundary of Walnut Street, thence

West along the southern ROW boundary of Walnut Street to the point it meets the eastern ROW boundary of NE 17th Street, thence

South along the eastern ROW boundary of NE 17th Street to the point it meets the southern ROW boundary of Walnut Street, thence

West along the southern ROW boundary of Walnut Street to the point it becomes E Tarrant Road, thence

West along the southern ROW boundary of E Tarrant Road to the point it meets the northeast corner of Property ID 65154825510110300, thence

South along the eastern boundary of Property ID 65154825510110300 to the point it meets the northeast corner of Property ID 65154825510160000, thence

South along the eastern boundary of Property ID 65154825510160000, thence

West along the southern boundary of Property ID 65154825510160000, thence

North along the western boundary of Property ID 65154825510160000 to the point it meets the northeast corner of Property ID 65154825510130000, thence

West along the northern boundary of Property ID 65154825510130000 to the point it meets the eastern ROW boundary of S Belt Line Road, thence

South along the eastern ROW boundary of S Belt Line Road to the point it meets the southern ROW boundary of E Grand Prairie Road, thence

West along the southern ROW boundary of E Grand Prairie Road to the point it meets the western ROW boundary of S Center Street, thence

North along the western boundary of S Center Street to the point it meets the southern ROW boundary of SW Dallas Street, thence

West along the southern ROW boundary of SW Dallas Street to the point it becomes Shawnee Trce, thence

South along the eastern ROW boundary of Shawnee Trce to the point it meets the southern ROW boundary of Cherokee Trce, thence

West along the southern ROW boundary of Cherokee Trce to the point it meets the eastern ROW boundary of S Carrier Parkway, thence

South along the eastern ROW boundary of S Carrier Parkway to the point it meets the southern ROW boundary of Conover Drive, thence

West along the southern ROW boundary of Conover Drive to the point it meets the eastern ROW boundary of State Highway 161, thence

North along the eastern ROW boundary of State Highway 161 to the point it meets the southwest corner of Property ID 28052501520090000, thence

North to the southwest corner of Property ID 28052501510010000, thence

North along the western boundary of Property ID 28052501510010000 to the northwest corner of Property ID 28052501510010000, which is the point of beginning.

## TIRZ Boundary

### Area #3

Beginning at the northwest corner of Property ID 99101208110000000, thence

East along the northern boundary of Property ID 99101208110000000 to the point it meets the northwest corner of Property ID 99892850000076350, thence

East along the northern boundary of Property ID 99892850000076350 to the point it meets the northwest corner of Property ID 99091026670000000, thence

East along the northern boundary of Property ID 99091026670000000 to the point it meets the northwest corner of Property ID 65089149610070000, thence

East along the northern boundary of Property ID 65089149610070000 to the northwest corner of Property ID 65089149810050000, thence

South along the eastern boundary of Property ID 65089149810050000 to the point it meets the northern boundary of Property ID 65098929510010100, thence

South along the eastern boundary of Property ID 65098929510010100 to the northern ROW boundary E Main Street, thence

East along the northern ROW boundary of E Main Street to the point it meets the Grand Prairie City Limit, thence

South to the northern boundary of Property ID 65114250110140000, thence

South along the Grand Prairie City limit boundary through Property ID 65114250110140000, thence

Continuing south along the Grand Prairie City limit boundary through Property ID 65114250010070100, thence

Continuing south along the Grand Prairie City limit boundary through Property ID 65081676520030100, thence

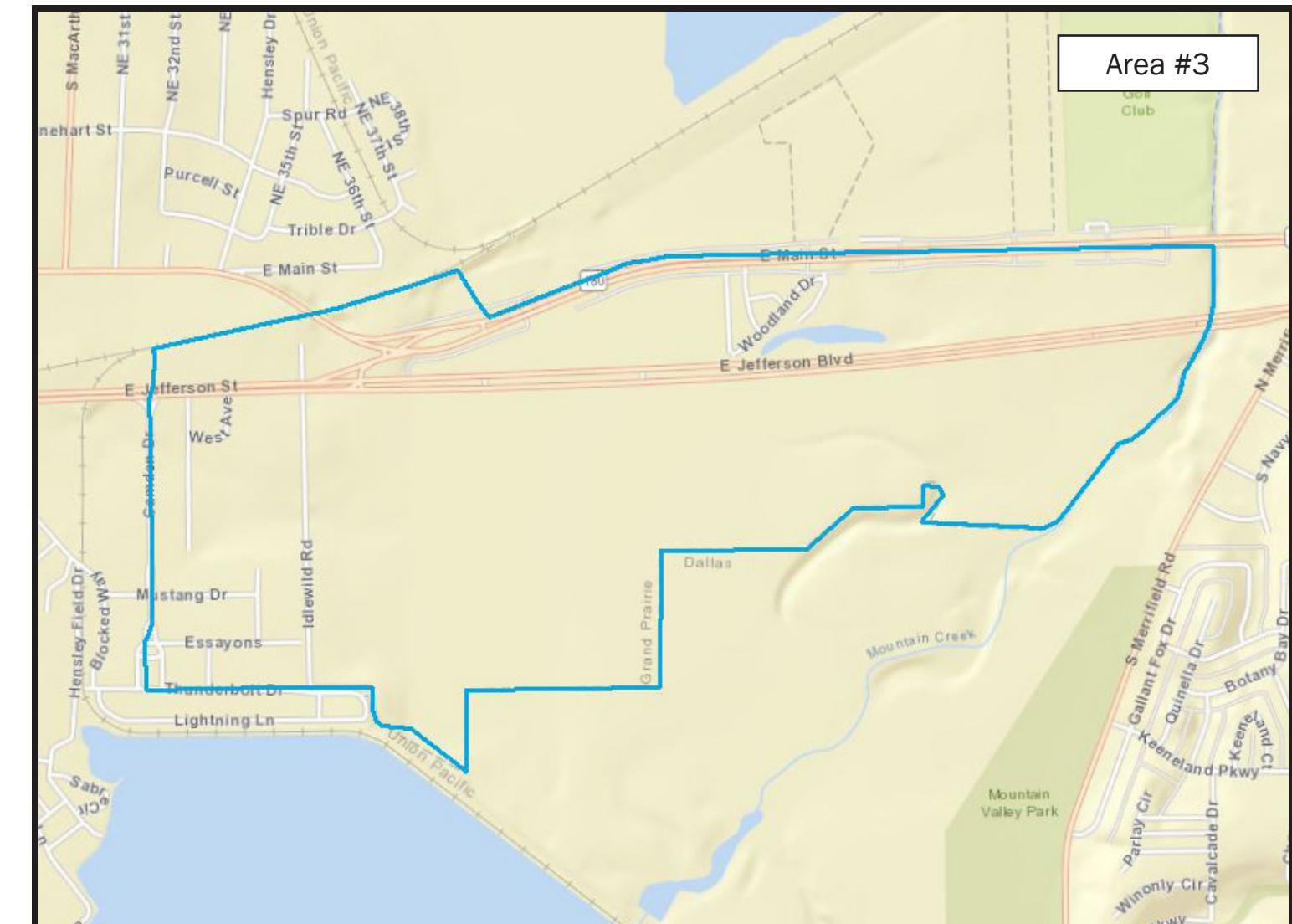
Continuing south along the Grand Prairie City limit boundary through Property ID 00000806551000000, thence

West along the southern Grand Prairie City limit boundary, continuing west along said boundary to the point it meets the southwest corner of Property ID 65089149510400000, thence

North along the western boundary of Property ID 65089149510400000, thence

Continuing north along the Grand Prairie City limit boundary through Property ID 65089149510400000, thence

Continuing north along the Grand Prairie City limit to the northwest corner of Property ID 99101208110000000, which is the point of beginning.



## TIRZ Boundary

### Area #4

Beginning at the northwest corner of Property ID 65067957010140000, thence

North to the northern ROW boundary of W Hunter Ferrell Road, to the point it meets the Grand Prairie city limit boundary, thence

East along the Grand Prairie city limit boundary to the point it meets MacArthur Boulevard, thence

South along the Grand Prairie city limit boundary to the point it meets the West Fork River, thence

East along the Grand Prairie city limit boundary, that follows the West Fork River, to the point it meets Mountain Creek, thence

South along the Grand Prairie city limit boundary, that follows Mountain Creek, to the point it meets the northern ROW boundary of Interstate 30, thence

West along the northern ROW boundary of Interstate 30 to the point it meets the southwest corner of Property ID 65084603510080300, thence

North along the western boundary of Property ID 65084603510080300, thence

Continuing north along the eastern boundary of Property ID 65084603510080000 to the point it meets the southeast corner of Property ID 65084603510080100, thence

West along the southern boundary of Property ID 65084603510080100, thence

North along the western boundary of Property ID 65084603510080100 to the point it meets the southern boundary of Property ID 65061722510070000, thence

West along the southern boundary of Property ID 65061722510070000 to the point it meets the southern boundary of Property ID 65061722510020000, thence

West along the southern boundary of Property ID 65061722510020000 to the point it meets the West Fork River, thence

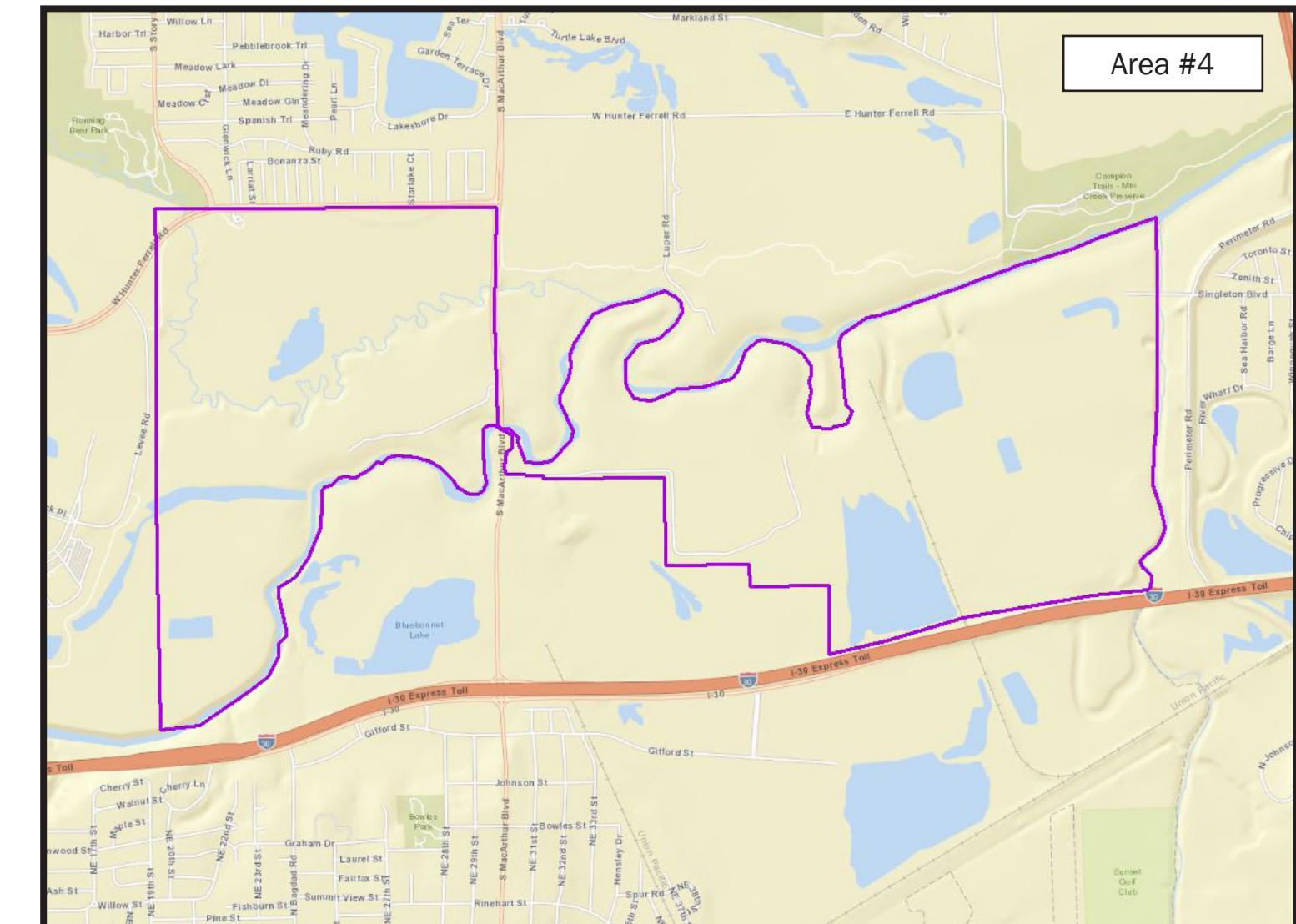
West following the West Fork River to the point it meets the southwest corner of Property ID 65050616010240000, thence

North along the western boundary of Property ID 65050616010240000 to the point it meets the southwest corner of Property ID 65050716510010100, thence

North along the western boundary of Property ID 65050716510010100 to the point it meets the southwest corner of Property ID 65067957010260000, thence

North along the western boundary of Property ID 65067957010260000 to the point it meets the southwest corner of Property ID 65067957010140000, thence

North along the western boundary of Property ID 65067957010140000 to northwest corner of Property ID 65067957010140000, which is the point of beginning.



## TIRZ Boundary

### Area #5

Beginning at the northwest corner of Property ID 65170347010040000, thence

East along the northern boundary of Property ID 65170347010040000 to the point it meets the western ROW boundary of Roy Orr Boulevard, thence

East across Roy Orr Boulevard to the northwest corner of Property ID 65170347010010000, thence

East along the northern boundary of Property ID 65170347010010000 to the point it meets the western ROW boundary of W Oakland Boulevard, thence

East to the eastern ROW boundary of W Oakland Boulevard, thence

South along the eastern ROW boundary of W Oakland Boulevard, thence

East along the northern ROW boundary of W Oakland Boulevard to the point it meets the western ROW boundary of Hardrock Road, thence

South along the western ROW boundary of Hardrock Road to the point it meets the northern boundary of Property ID 65012183510010000, thence

South along the eastern boundary of Property ID 65012183510010000, thence

South to the southeastern corner of Property ID 65012183510150400, thence

West along the southern boundary of Property ID 65012183510150400 to the point it meets Property ID 65012183510150100, thence

West along the southern boundary of Property ID 65012183510150100 to the point it meets the eastern ROW boundary of N Carrier Parkway, thence

West to the western ROW boundary of N Carrier Parkway to the point it meets the southeast corner of Property ID 65012183510360000, thence

West along the southern boundary of Property ID 65012183510360000 to the point it meets the southeast corner of Property ID 65012183510160400, thence

West along the southern boundary of Property ID 65012183510160400 to the point it meets the southeast corner of Property ID 65012183510160500, thence

West along the southern boundary of Property ID 65012183510160500 to the point it meets the southeast corner of Property ID 28246600010010000, thence

West along the southern boundary of Property ID 28246600010010000 to the point it meets the eastern ROW boundary of State Highway 161, thence

West to the western ROW boundary of State Highway 161, thence

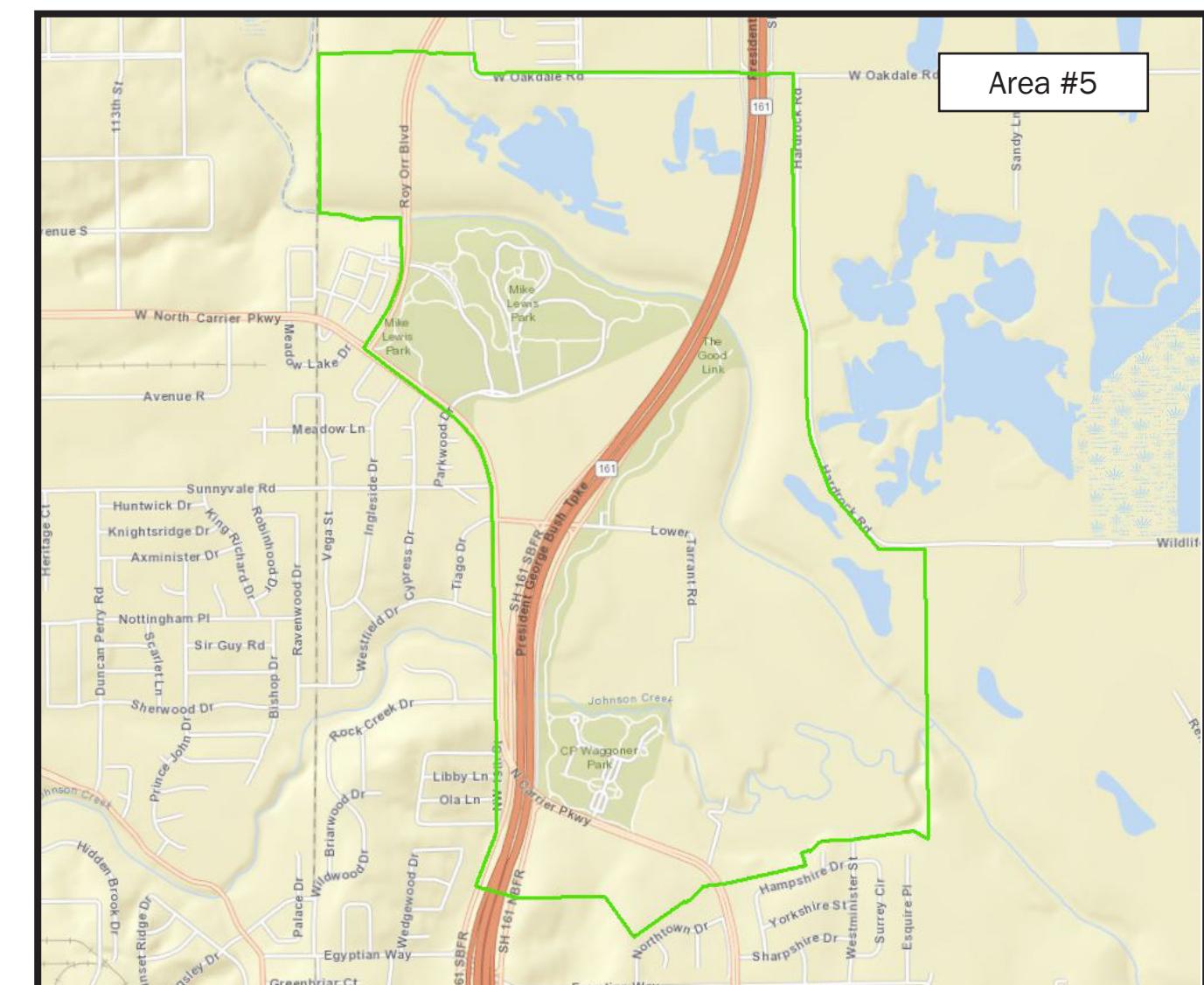
North along the western ROW boundary of State Highway 161 to the point it meets the western ROW boundary of N Carrier Parkway, thence

North along the western ROW boundary of N Carrier Parkway to the point it meets the western ROW boundary of Roy Orr Road, thence

North along the western ROW boundary of Roy Orr Road to the point it meets the southern boundary of Property ID 65170347010040000, thence

West along the southern boundary of Property ID 65170347010040000, thence

North along the western boundary of Property ID 65170347010040000, to the northwest corner of Property ID 65170347010040000, which is the point of beginning.



## TIRZ Boundary

### Area #6

Beginning at the southwest corner of Property ID 04972597, thence

North along the western boundary of Property ID 04972597 where it meets the Grand Prairie City limit boundary, thence

North along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

Continuing west along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

Continuing south along the Grand Prairie City limit where it follows the West Fork Trinity River, thence

South to the point it meets the northern boundary of Property ID 40941736, thence

South along the eastern boundary of Property ID 40941736, thence

West along the southern boundary of Property ID 40941736 to the point it meets the northeast corner of Property ID 05989418, thence

South along the eastern boundary of Property ID 05989418 to the point it meets the northeast corner of Property ID 14202633, thence

West along the southern boundary of Property ID 14202633 to the point it meets the southern boundary of Property ID 05989418, thence

West along the southern boundary of Property ID 05989418, thence

North along the western boundary of Property ID 05989418, thence

East along the northern boundary of Property ID 05989418 to the point it meets the southern corner of Property ID 03828530, thence

North along the western boundary of Property ID 03828530 to the point it meets the southern boundary of Property ID 04639480, thence

North along the western boundary of Property ID 04639480 to the point it meets the southern boundary of Property ID 03805867, thence

North along the western boundary of Property ID 03805867 to the point it meets the southern boundary of Property ID 07576730, thence

West along the southern boundary of Property ID 07576730 to the point it meets the southern boundary of Property ID 05689619, thence

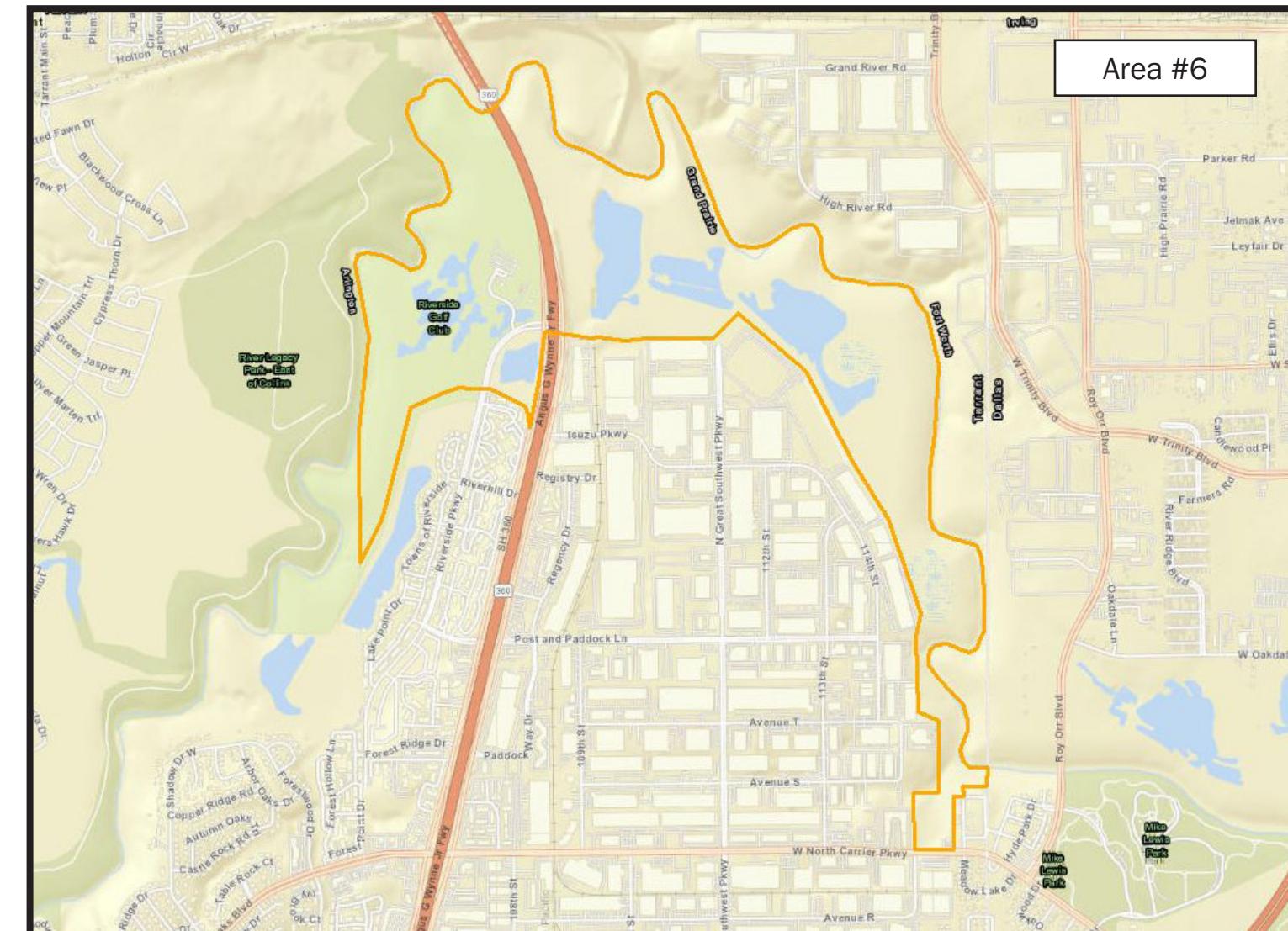
West along the southern boundary of Property ID 05689619 to the southeast boundary of Property ID 06254888, thence

West along the southern boundary of Property ID 06254888 to the eastern ROW boundary of State Highway 360, thence

West to the western ROW boundary of State Highway 360 to the point it meets Property ID 05755662, thence

West along the southern boundary of Property ID 05755662 to the point it meets the eastern boundary of Property ID 04972597, thence

South along the eastern boundary of Property ID 04972597 to the southwest corner of Property ID 04972597, which is the point of beginning.



## TIRZ Boundary

### Area #7

Beginning at the northwest corner of Property ID 28184580010030000 at the point it meets the southern ROW boundary of W Pioneer Parkway, thence

East along the southern ROW boundary of W Pioneer Parkway to the point it meets the western boundary of Southgate Drive, thence

South and then east along the western and southern ROW boundary of Southgate Drive to the point it meets the western ROW boundary of Robinson Road, thence

South along the western ROW boundary of Robinson Road to the point it meets the southern ROW boundary of Arkansas Lane, thence

West along the southern ROW boundary of Arkansas Lane to the point it meets the northeast corner of Property ID 282604500A0030000, thence

South along the eastern boundary of Property ID 282604500A0030000 to the point it meets the northeast corner of Property ID 282604500A0060000, thence

South along the eastern boundary of Property ID 282604500A0060000 to the point it meets the northeast corner of Property ID 28021560010010000, thence

South along the eastern boundary of Property ID 28021560010010000 to the point it meets the western ROW boundary of Fieldcrest Drive, thence

East to the eastern ROW boundary of Fieldcrest Drive, thence

South along the eastern ROW boundary of Fieldcrest Drive to the point it meets the northwest corner of Property ID 280145400G0390000, thence

West along the northern boundary of Property ID 280145400G0390000, thence

South along the eastern boundary of Property ID 280145400G0390000 to the point it meets the northern ROW boundary of W Warrior Trail, thence

South to the southern ROW boundary of W Warrior Trail to the point it meets the northwest corner of Property ID 28144600030010000, thence

West to the southeast corner of Property ID 65029532010041200, thence

West along the southern boundary of Property ID 65029532010041200 to the point it meets the southeast corner of Property ID 28021560010000000, thence

West along the southern boundary of Property ID 28021560010000000 to the point it meets the northeast corner of Property ID 65005944510020400, thence

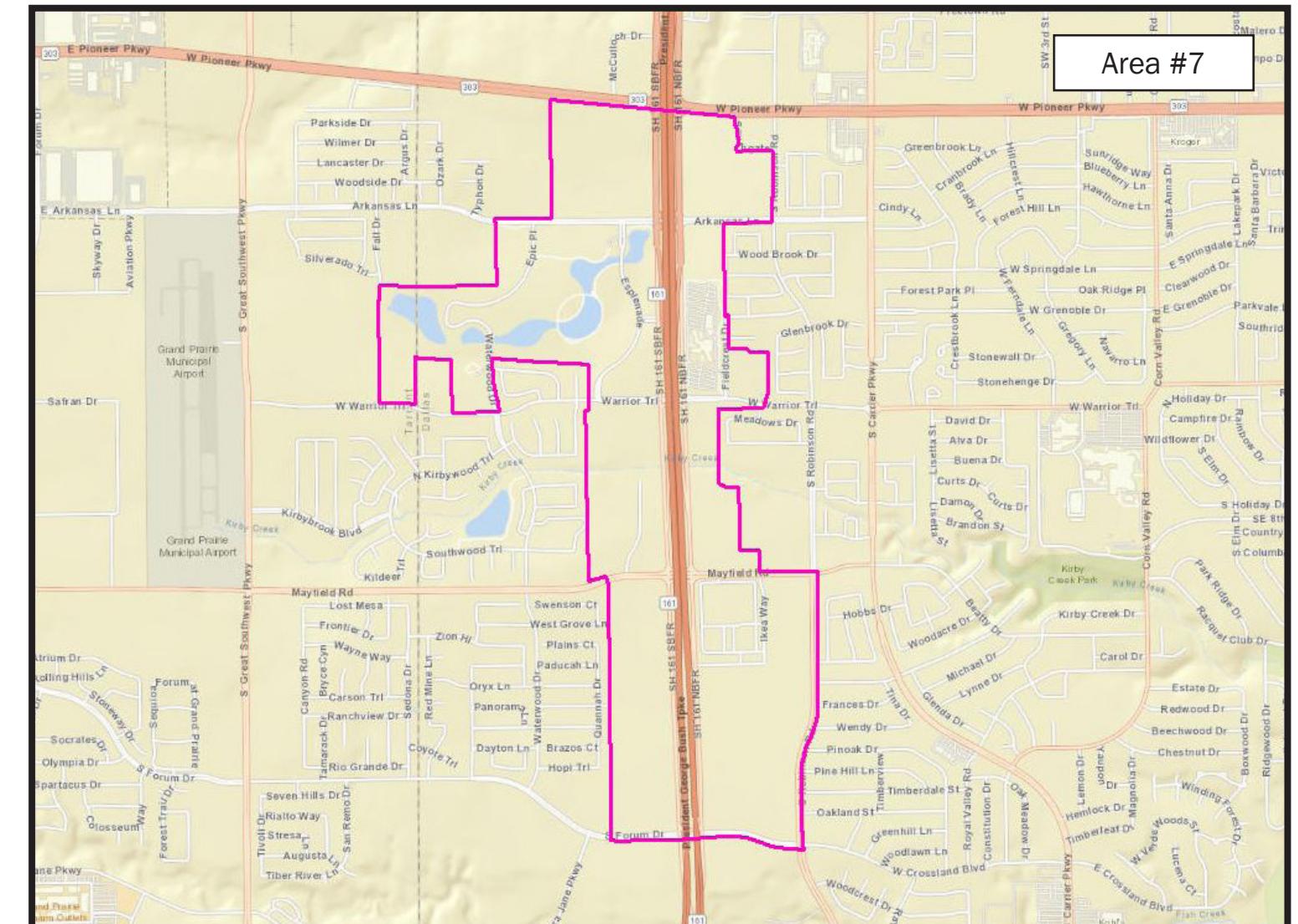
South along the eastern boundary of Property ID 65005944510020400 to the point it meets the northeast corner of Property ID 65005944510020700, thence

South along the eastern boundary of Property ID 65005944510020700 to the point it meets the northeast corner of Property ID 65005944510020500, thence

South along the eastern boundary of Property ID 65005944510020500 to the point it meets the northwest corner of Property ID 28006600010020000, thence

West and then south along the boundary of Property ID 28006600010020000 to the point it meets the northern ROW boundary of Mayfield Road, thence

East along the northern ROW boundary of Mayfield Road to the point it meets the eastern ROW boundary of S Robinson Road, thence



## TIRZ Boundary

### Area #7 (Continued)

South along the eastern ROW boundary of S Robinson Road to the point it meets the southern ROW boundary of Forum Drive, thence

West along the southern ROW boundary of Forum Drive to the point it meets the northwest corner of Property ID 65039511010020100, thence

North to the northern ROW boundary of Forum Drive to the point it meets the southwest corner of Property ID 65039511010010100, thence

North along the western boundary of Property ID 65039511010010100 to the point it meets the southwest corner of Property ID 65119312510070000, thence

North along the western boundary of Property ID 65119312510070000 to the point it meets the southwest corner of Property ID 65119312510030000, thence

North along the western boundary of Property ID 65119312510030000 to the point it meets the southern ROW boundary of Mayfield Road, thence

North to the northern ROW boundary of Mayfield Road to the point it meets the southern boundary of Property ID 65005944510020100, thence

West to the southwest corner of Property ID 65005944510020100, thence

North along the western boundary of Property ID 65005944510020100 to the point it meets the southwest corner of Property ID 65005944510020600, thence

North along the western boundary of Property ID 65005944510020600 to the point it meets the southwest corner of Property ID 65005944510020800, thence

North along the western boundary of Property ID 65005944510020800 to the point it meets the southwest corner of Property ID 65005944510020000, thence

North along the western boundary of Property ID 65005944510020000 to the point it meets the southwest corner of Property ID 28023750050010000, thence

North along the western boundary of Property ID 28023750050010000 to the point it meets the southern ROW boundary of W Warrior Trail, thence

North to the northern ROW boundary of Warrior Trail to the point it meets Property ID 28023750020030000, thence

North along the western boundary of Property ID 28023750020030000 to the point it meets Property ID 28023750020040000, thence

West along the southern boundary of Property ID 28023750020040000 to the point it meets the eastern ROW boundary of Waterwood Drive, thence

South along the eastern ROW boundary of Waterwood Drive to the point it meets the northern ROW boundary of W Warrior Trail, thence

West along the northern ROW boundary of W Warrior Trail to the point it meets the southeast corner of Property ID 28023750010040000, thence

North along the eastern boundary, west along the northern boundary, and then south along the western boundary of Property ID 28023750010040000 to the point it meets the norther ROW boundary of W Warrior Trail, thence

West along the norther ROW boundary of W Warrior Trail to the point it meets the southwest corner of Property ID 41463307, thence

North along the western boundary of Property ID 41463307, thence

East along the northern boundary of Property ID 41463307 to the point it meets the northwest corner of Property ID 28023750010020000, thence

East along the norther boundary of Property ID 28023750010020000 to the point it meets the southwest corner of Property ID 28023750010010000, thence

North along the western boundary of Property ID 28023750010010000 to the point it meets the southern ROW boundary of Arkansas Lane, thence

North to the northern ROW boundary of Arkansas Lane to the point it meets the southern boundary of Property ID 28184580010010000, thence

East along the northern ROW boundary of Arkansas Lane to the point it meets the southwest corner of Property ID 28184580010030000, thence

North along the western boundary of Property ID 28184580010030000 to the northwest corner of Property ID 28184580010030000 at the point it meets the southern ROW boundary of W Pioneer Parkway, which is the point of beginning.

## TIRZ Boundary

### Area #8

Beginning at the northwest corner of Property ID 65146023510120000, thence

East along the northern boundary of Property ID 65146023510120000 to the point it meets the northwest corner of Property ID 65146023510110000, thence

East along the northern boundary of Property ID 65146023510110000, thence

South along the eastern boundary of Property ID 65146023510110000, thence

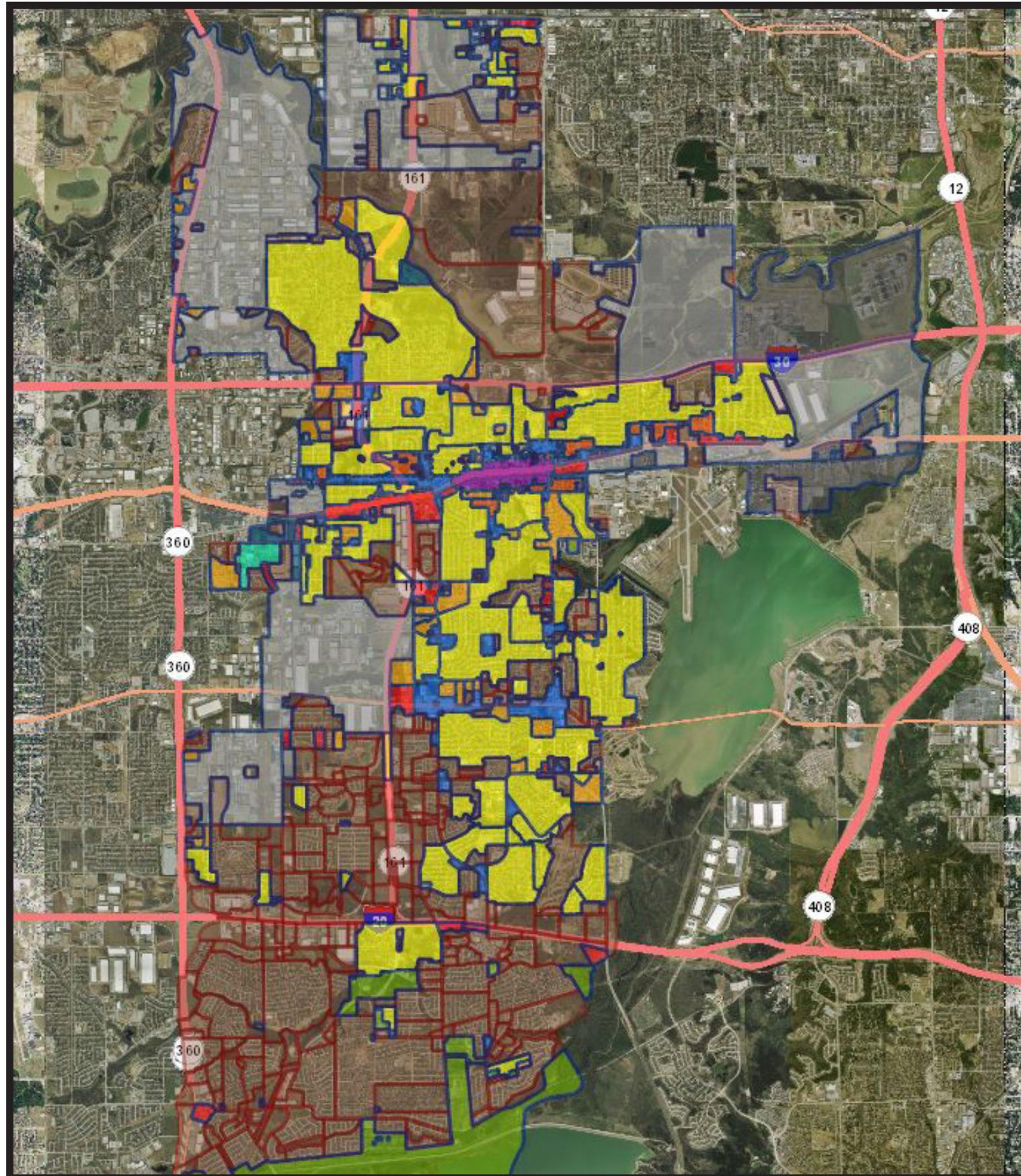
West along the southern boundary of Property ID 65146023510110000 to the point it meets the southeast corner of Property ID 65146023510120000, thence

West along the southern boundary of Property ID 65146023510120000, thence

North along the western boundary of Property ID 65146023510120000 to the northwest corner of Property ID 65146023510120000, which is the point of beginning.



## Current Conditions



### Land Use

The TIRZ contains both commercial and residential improvements as well as some vacant land.

### Method of Relocating Persons to be Displaced

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

### Zoning

The property within the TIRZ is currently zoned for a wide variety of uses as can be seen in the shading on the map to the left. The current zoning includes Industrial (gray), Single Family (yellow), Agricultural (green), Multifamily (orange), Retail and Office (blue), as well as areas designated for Planned 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.

### Taxable Value Information

There are currently 2,342 parcels within Tax Increment Reinvestment Zone #1. The estimated base 2018 taxable value is \$1,152,200,878.

## Proposed Development

TIRZ #1 is expected to facilitate the construction of a wide variety of development uses, including multifamily, industrial, hotel, retail, and office.



## Anticipated Development

### Anticipated Development

The anticipated development within TIRZ #1 is expected to be a combination of commercial uses including retail, office, industrial, and hotel, as well as residential. The development is projected to be constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that is expected to occur during the life of the TIRZ along with estimated dates of when the incremental revenue would flow into the TIRZ fund.

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>AREA DEVELOPMENT ZONE #1</b>							
Hotel	2022	200	\$ 110,000	\$ 22,000,000			
Restaurant	2023	6,000	\$ 200	\$ 1,200,000	325		\$1,950,000
Conference Space	2023	12,000		\$ -			
Industrial	2023	500,000	\$ 70	\$ 35,000,000			
Multifamily	2023	300	\$ 130,000	\$ 39,000,000			
Office	2023	240,000	\$ 140	\$ 33,600,000			
Hotel	2024	130	\$ 110,000	\$ 14,300,000			
Multifamily	2024	320	\$ 130,000	\$ 41,600,000			
Retail	2024	135,000	\$ 950	\$ 128,250,000	250		\$33,750,000
Retail	2024	6,000	\$ 180	\$ 1,080,000	250		\$1,500,000
Multifamily	2024	280	\$ 130,000	\$ 36,400,000			
Retail	2024	29,000	\$ 180	\$ 5,220,000	250		\$7,250,000
Multifamily	2024	600	\$ 130,000	\$ 78,000,000			
Multifamily	2026	300	\$ 130,000	\$ 39,000,000			
Hotel	2028	200	\$ 110,000	\$ 22,000,000			
Office	2028	240,000	\$ 140	\$ 33,600,000			
Office	2028	180,000	\$ 140	\$ 25,200,000			
Office	2028	240,000	\$ 140	\$ 33,600,000			
Office	2028	240,000	\$ 140	\$ 33,600,000			
Multifamily	2028	300	\$ 130,000	\$ 39,000,000			
Office	2030	300,000	\$ 140	\$ 42,000,000			
Retail	2030	140,000	\$ 180	\$ 25,200,000	250		\$35,000,000
Office	2032	180,000	\$ 140	\$ 25,200,000			
Office	2032	240,000	\$ 140	\$ 33,600,000			
Office	2034	210,000	\$ 140	\$ 29,400,000			
Office	2034	240,000	\$ 140	\$ 33,600,000			
Office	2034	240,000	\$ 140	\$ 33,600,000			
		<b>3,378,000</b>	<b>2,630</b>	<b>\$ 884,250,000</b>			<b>\$79,450,000</b>
<b>AREA DEVELOPMENT ZONE #2</b>							
Restaurant	2021	6,000	\$ 200	\$ 1,200,000	325		\$1,950,000
Multifamily	2022	225	\$ 130,000	\$ 29,250,000			
Restaurant	2024	6,000	\$ 200	\$ 1,200,000	325		\$1,950,000
Multifamily	2024	280	\$ 130,000	\$ 36,400,000			
Infill Mixed-Residential	2025	15	\$ 150,000	\$ 2,250,000			
Restaurant	2025	20,000	\$ 200	\$ 4,000,000	325		\$6,500,000
Multifamily	2025	360	\$ 130,000	\$ 46,800,000			
Retail	2026	4,000	\$ 200	\$ 800,000	325		\$1,300,000
Commercial	2026	20,000	\$ 200	\$ 4,000,000			
Multifamily	2026	250	\$ 130,000	\$ 32,500,000			
Multifamily	2028	280	\$ 130,000	\$ 36,400,000			
Restaurant	2030	30,000	\$ 200	\$ 6,000,000	325		\$9,750,000
Multifamily	2030	320	\$ 130,000	\$ 41,600,000			
Retail	2030	5,000	\$ 200	\$ 1,000,000	250		\$1,250,000
Multifamily	2030	320	\$ 130,000	\$ 41,600,000			
		<b>91,000</b>	<b>2,050</b>	<b>\$ 285,000,000</b>			<b>\$22,700,000</b>
<b>AREA DEVELOPMENT ZONE #3</b>							
Industrial	2030	<b>500,000</b>	\$ 70	\$ 35,000,000			
<b>AREA DEVELOPMENT ZONE #4</b>							
Industrial	2024	900,000	\$ 70	\$ 63,000,000			
Industrial	2030	500,000	\$ 70	\$ 35,000,000			
		<b>1,400,000</b>		<b>\$ 98,000,000</b>			

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>AREA DEVELOPMENT ZONE#5</b>							
Industrial	2025	2,000,000		\$ 70	\$ 140,000,000		
Single Family	2025		80	\$ 375,000	\$ 30,000,000		
Multifamily	2026		250	\$ 130,000	\$ 32,500,000		
Multifamily	2028		250	\$ 130,000	\$ 32,500,000		
				<b>2,000,000</b>	<b>580</b>		<b>\$ 235,000,000</b>
<b>AREA DEVELOPMENT ZONE #6</b>							
Restaurant	2023	3,000		\$ 200	\$ 600,000	325	\$975,000
Restaurant	2023	3,000		\$ 200	\$ 600,000	325	\$975,000
Townhomes	2023	200		\$ 325,000	\$ 65,000,000		
Hotel	2024		250	\$ 110,000	\$ 27,500,000		
Multifamily	2024		300	\$ 130,000	\$ 39,000,000		
Convention Space	2024	19,000					
Multifamily	2024		300	\$ 130,000	\$ 39,000,000		
Multifamily	2024	656		\$ 130,000	\$ 85,280,000		
Multifamily	2024	350		\$ 130,000	\$ 45,500,000		
Restaurant	2024	3,000	200		\$ 600,000	325	\$975,000
Restaurant	2024	3,000	200		\$ 600,000	325	\$975,000
Retail	2024	30,000	200		\$ 6,000,000	250	\$7,500,000
Condo	2025	40		\$ 325,000	\$ 13,000,000		
Multifamily	2025	350		\$ 130,000	\$ 45,500,000		
Multifamily	2025	656		\$ 130,000	\$ 85,280,000		
Office	2025	200,000	140		\$ 28,000,000		
Retail	2025	10,000	200		\$ 2,000,000	250	\$2,500,000
Hotel	2026	120		\$ 110,000	\$ 13,200,000		
Multifamily	2026	350		\$ 130,000	\$ 45,500,000		
Townhomes	2026	205		\$ 325,000	\$ 66,625,000		
Condo	2027	80		\$ 325,000	\$ 26,000,000		
Multifamily	2027	656		\$ 130,000	\$ 85,280,000		
Office	2027	200,000	140		\$ 28,000,000		
Multifamily	2029	656		\$ 130,000	\$ 85,280,000		
Office	2029	200,000	140		\$ 28,000,000		
Restaurant	2029	6,000	200		\$ 1,200,000	325	\$1,950,000
Townhomes	2029	419		\$ 325,000	\$ 136,175,000		
Restaurant	2030	9,000	200		\$ 1,800,000	325	\$2,925,000
Restaurant	2032	15,000	200		\$ 3,000,000	325	\$4,875,000
					<b>\$ 1,049,020,000</b>		<b>\$23,650,000</b>
<b>AREA DEVELOPMENT ZONE #7</b>							
Retail	2021	500,000		\$ 180	\$ 90,000,000	250	\$125,000,000
Multifamily	2022		300	\$ 130,000	\$ 39,000,000		
Hotel	2022		110	\$ 110,000	\$ 12,100,000		
Restaurant	2021	75,000		\$ 200	\$ 15,000,000		

## Project Costs

### Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #1

Proposed Project Costs		
Water Facilities and Improvements	\$ 66,053,983	15.0%
Sanitary Sewer Facilities and Improvements	\$ 66,053,983	15.0%
Storm Water Facilities and Improvements	\$ 66,053,983	15.0%
Transit/Parking Improvements	\$ 33,026,991	7.5%
Street and Intersection Improvements	\$ 66,053,983	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 44,035,988	10.0%
Economic Development Grants	\$ 88,071,977	20.0%
Administrative Costs	\$ 11,008,997	2.5%
	\$ 440,359,885	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. It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Economic development grants shall be used to promote state or local economic development and to stimulate business and commercial activity. Project costs included in the economic development grants category shall include, but not be limited to, the actual costs of the acquisition of land and equipment and the clearing and grading of land, as allowed by Chapter 311, Sec. 311.002. It is anticipated that the City of Grand Prairie will spend \$11,000,000.00 on the purchase of land to promote economic development and create and retain jobs within the TIRZ.

EpicCentral is designated as a Tax Increment Financing District project, consistent with this Project Plan and Financing Plan. The City of Grand Prairie will contribute \$125,000,000.00 to the TIRZ fund for the EpicCentral project. In 2019, the Board authorized the Chair of the Board of Directors to pledge funds in an amount not to exceed \$1,000,000.00 in Fiscal Year 2019 and \$2,750,000.00 in Fiscal Year 2020, related to restaurant and retail development financing, as well as \$2,500.00, related to a hotel conference center tax note, approved in 2019 by the Grand Prairie City Council.

Per Chapter 272, notice and bidding requirements do not apply to a municipality's land that is located in a reinvestment zone designated as provided by law and that the municipality desires to have developed under a project plan adopted by the municipality for the zone. Per Sec. 311.010 (g), Chapter 252, Local Government Code, does not apply to a dedication, pledge, or other use of revenue in the tax increment fund for a reinvestment zone under Subsection (b).

It is the City's desire to have land owned by the City developed, which may be facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code.

### 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.

#### Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grand Prairie will contribute 100% of its real property increment. Per a separate agreement, Tarrant County will contribute 50% of its real property increment through December 31, 2050 or until \$4,684,634.00 in cumulative County increment deposits have been made. Participation negotiations with other taxing entities is anticipated.

#### Debt Service

It is anticipated that the TIRZ will incur \$11,000,000.00 in bonded indebtedness.

#### Economic Feasibility Study

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

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

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

Real Property Tax		Participation	
City of Grand Prairie	0.66999800	100%	0.66999800
Dallas County	0.24310000	0%	0.00000000
Parkland	0.27940000	0%	0.00000000
DCCD	0.12423800	0%	0.00000000
Grand Prairie ISD	1.59500000	0%	0.00000000
	<b>2.91173600</b>		<b>0.66999800</b>

Personal Property Tax		Participation	
City of Grand Prairie	0.66999800	0%	0.00000000
Dallas County	0.24310000	0%	0.00000000
Parkland	0.27940000	0%	0.00000000
DCCD	0.12423800	0%	0.00000000
Grand Prairie ISD	1.59500000	0%	0.00000000
	<b>2.91173600</b>		<b>0.00000000</b>

Real Property Tax		Participation	
Tarrant County	0.24400000	50%	0.12200000

\*Participation negotiations anticipated

# Financial Feasibility Analysis

## ADZ#1 : INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION
City of Grand Prairie	0.66999800	100%
Dallas County	0.23974000	0%
Parkland	0.26610000	0%
DCCD	0.12400000	0%
Grand Prairie ISD	1.50970000	0%
	2.80953800	0.66999800

PERSONAL PROPERTY TAX		PARTICIPATION
City of Grand Prairie	0.66999800	0%
Dallas County	0.23974000	0%
Parkland	0.26610000	0%
DCCD	0.12400000	0%
Grand Prairie ISD	1.50970000	0%
	2.80953800	0.00000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #1		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1	Hotel	2022	200	\$ 110,000	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -
2	Restaurant	2023	6,000	\$ 200	\$ 1,200,000	\$ -	\$ -	\$ 325.00	\$ 1,950,000
3	Conference Space	2023	12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Industrial	2023	500,000	\$ 70	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
5	Multifamily	2023	300	\$ 130,000	\$ 14,300,000	\$ -	\$ -	\$ -	\$ -
6	Office	2023	240,000	\$ 140	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
7	Hotel	2024	130	\$ 110,000	\$ 12,825,000	\$ -	\$ -	\$ -	\$ -
8	Multifamily	2024	320	\$ 130,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -
9	Retail	2024	135,000	\$ 950	\$ 22,000,000	\$ -	\$ -	\$ 250.00	\$ 33,750,000
10	Retail	2024	6,000	\$ 180	\$ 1,080,000	\$ -	\$ -	\$ 250.00	\$ 1,500,000
11	Multifamily	2024	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
12	Retail	2024	29,000	\$ 180	\$ 5,220,000	\$ -	\$ -	\$ 250.00	\$ 7,250,000
13	Multifamily	2024	600	\$ 130,000	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
14	Multifamily	2026	300	\$ 130,000	\$ 78,000,000	\$ -	\$ -	\$ -	\$ -
15	Hotel	2028	200	\$ 110,000	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
16	Office	2028	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
17	Office	2028	180,000	\$ 140	\$ 25,200,000	\$ -	\$ -	\$ -	\$ -
18	Office	2028	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
19	Office	2028	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
20	Multifamily	2028	300	\$ 130,000	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
21	Office	2030	300,000	\$ 140	\$ 42,000,000	\$ -	\$ -	\$ -	\$ -
22	Retail	2030	140,000	\$ 180	\$ 25,200,000	\$ -	\$ -	\$ 250.00	\$ 35,000,000
23	Office	2032	180,000	\$ 140	\$ 25,200,000	\$ -	\$ -	\$ -	\$ -
24	Office	2032	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
25	Office	2034	210,000	\$ 140	\$ 29,400,000	\$ -	\$ -	\$ -	\$ -
26	Office	2034	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
27	Office	2034	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -

TOTAL 884,250,000 - 79,450,000

### ► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	43.9%	\$ 52,436,837	=	\$ 20,975,506	+ \$ - + \$ 31,461,331
Dallas County	6.3%	\$ 7,505,497	=	\$ 7,505,497	+ \$ -
Parkland	7.0%	\$ 8,330,745	=	\$ 8,330,745	+ \$ -
DCCD	3.3%	\$ 3,882,046	=	\$ 3,882,046	+ \$ -
Grand Prairie ISD	39.6%	\$ 47,263,904	=	\$ 47,263,904	+ \$ -
100.0%	100.0%	\$ 119,419,028	\$ 87,957,697	\$ 31,461,331	100.0% 73.7% 0.0% 26.3%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 20,975,506	=	\$ 20,975,506	+ \$ - + \$ -
Dallas County	0.0%	\$ -	=	\$ -	+ \$ -
Parkland	0.0%	\$ -	=	\$ -	+ \$ -
DCCD	0.0%	\$ -	=	\$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+ \$ -
100.0%	100.0%	\$ 20,975,506	\$ 20,975,506	\$ -	0.0% 0.0% 0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	32.0%	\$ 31,461,331	=	\$ -	+ \$ - + \$ 31,461,331
Dallas County	7.6%	\$ 7,505,497	=	\$ 7,505,497	+ \$ -
Parkland	8.5%	\$ 8,330,745	=	\$ 8,330,745	+ \$ -
DCCD	3.9%	\$ 3,882,046	=	\$ 3,882,046	+ \$ -
Grand Prairie ISD	48.0%	\$ 47,263,904	=	\$ 47,263,904	+ \$ -
100.0%	100.0%	\$ 98,443,522	\$ 66,982,191	\$ -	100.0% 68.0% 0.0% 32.0%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21					
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		
HOTEL					110,000	112,200	114,444	116,733	119,068	121,449	123,878	126,355	128,883	131,460	134,089	136,771	139,507	142,297	145,143	148,046	151,006	154,027	157,107	160,249	163,454				
MULTIFAMILY					130,000	132,600	135,252	137,957	140,716	143,531	146,401	149,329	152,316	155,362	158,469	161,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385	193,173				
OFFICE					140	143	146	149	152	155	158	161	164	167	171	174	178	181	185	188	192	196	200	204	208				
RESTAURANT					200	204	208	212	216	221	225	230	234	239	244	249	254	259	264	269	275	280	286	291	297				
RETAIL					180	184	187	191	195	199	203	207	211	215	219	224	228	233	238	242	247	252	257	262	267				
INDUSTRIAL					70	71	73	74	76	77	79	80	82	84	85	87	89	91	92	94	96	98	100	102	104				
REAL PROPERTY	Taxable Value	-	-	-	22,440,000	136,084,320	138,806,006	141,582,127	144,413,769	147,302,044	150,248,085	153,253,047	156,318,108	159,444,470	162,633,360	165,886,027	169,203,747	172,587,822	176,039,579	179,560,370	183,151,578	186,814,609	190,550,901	194,361,919					
	PV				9,480,710	-	-	-	150,348	911,762	929,997	948,597	967,569	986,921	1,006,659	1,026,792	1,047,328	1,068,275	1,089,640	1,111,433	1,133,662	1,156,335	1,179,462	1,203,051	1,227,112	1,251,654	1,276,687	1,302,221	20,975,506
City of Grand Prairie					3,392,406	53,798	326,249	332,774	339,429	346,218	353,142	360,205	367,409	374,757	382,252	389,897	397,695	405,649	413,762	422,037	430,478	439,088	447,869	456,827	465,963	7,505,497			
Dallas County					3,765,410	-	-	-	59,713	362,120	369,363	376,750	384,285	391,971	399,810	407,806	415,962	424,282	432,767	441,423	450,251	459,256	468,441	477,810	487,366	497,114	507,056	517,197	8,330,745
Parkland					1,754,644	-	-	-	27,826	168,745	172,119	175,562	179,073	182,655	186,308	190,034	193,834	197,711	201,665	205,699	209,813	214,009	218,289	222,655	227,108	231,650	236,283	241,009	3,882,046
DCCD					21,362,793	-	-	-	338,777	2,054,465	2,095,554	2,137,465	2,180,215	2,223,819	2,268,295	2,313,661	2,359,934	2,407,133	2,455,276	2,504,381	2,554,469	2,605,558	2,657,670	2,710,823	2,765,039	2,820,340	2,876,747	2,934,282	47,263,904
Total					39,755,963	-	-	-	630,460	3,823,341	3,899,807	4,057,360	4,188,507	4,221,277	4,399,877	4,479,653	4,569,246	4,660,631	4,753,844	4,848,920	4,945,899	5,044,817	5,145,713	5,246,627	5,353,600	5,460,672	87,957,697		
PERSONAL PROPERTY	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
	PV				-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS		
City of Grand Prairie					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dallas County					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Parkland					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
DCCD					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Grand Prairie ISD					-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total					39,755,963	-	-	-	630,460	3,823,341	3,899,807	4,057,360	4,188,507	4,221,277	4,399,877	4,479,653	4,569,246	4,660,631	4,753,844	4,848,920	4,945,899	5,044,817	5,145,713	5,246,627	5,353,600	5,460,672	87,957,697		
RESTAURANT PSF					325	332	338	345	352	359	366	373	381	388	396	404	412	420	429	437	446	455	464	473	483				
RETAIL PSF					250	255	260	265	271	276	282	287	293	299	305	311	317	323	330	336	343	350	357	364	371				
SALES TAX	Taxable Value	-	-	-	-	2,028,780	47,170,696	48,114,110	49,076,392	50,057,920	51,059,078	52,080,259	52,945,105	56,849,107	98,786,089	100,761,811	102,777,047	104,832,588	106,929,239	109,067,824	111,249,181	113,474,164	115,743,648	118,058,521					
	PV				12,909,189	-	-	-	40,576	943,414	962,282	981,528	1,001,158	1,021,182	1,041,605	1,089,002	1,936,982	1,975,722	2,015,236	2,055,541	2,096,652	2,138,585	2,181,356	2,224,984	2,269,483	2,314,873	2,361,170	31,461,331	
SUMMARY					PV																						GROSS		
City of Grand Prairie					22,389,899	-	-	-	150,348	952,338	1,873,411	1,910,880	1,949,097	1,988,079	2,027,841	2,068,398	2,946,330	3,005,257	3,065,362	3,126,669	3,189,203	3,252,987	3,318,046	3,384,407	3,452,096	3,521,137	3,591,560	3,663,391	52,436,637
Dallas County					3,392,406	53,798	326,249	332,774	339,429	346,218	353,142	360,205																	

# Financial Feasibility Analysis

## ADZ#2: INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION
City of Grand Prairie	100% 0.6699980
Dallas County	0% 0.0000000
Parkland	0% 0.0000000
DCCD	0% 0.0000000
Grand Prairie ISD	0% 0.0000000
	2.80953800 0.6699980

PERSONAL PROPERTY TAX	PARTICIPATION
City of Grand Prairie	0% 0.0000000
Dallas County	0% 0.0000000
Parkland	0% 0.0000000
DCCD	0% 0.0000000
Grand Prairie ISD	0% 0.0000000
	2.80953800 0.0000000

SALES TAX RATE	0.0200000 0.00%	0.0000000
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AREA DEVELOPMENT ZONE #2	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1 Restaurant	2021	6,000	\$ 200	\$ 1,200,000	\$ -	\$ -	\$ 325.00	\$ 1,950,000
2 Multifamily	2022	225	\$ 130,000	\$ 29,250,000	\$ -	\$ -	\$ -	\$ -
3 Restaurant	2024	6,000	\$ 200	\$ 1,200,000	\$ -	\$ -	\$ 325.00	\$ 1,950,000
4 Multifamily	2024	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
5 Infill Mixed-Residential	2025	15	\$ 150,000	\$ 2,250,000	\$ -	\$ -	\$ -	\$ -
6 Restaurant	2025	20,000	\$ 200	\$ 4,000,000	\$ -	\$ -	\$ 325.00	\$ 6,500,000
7 Multifamily	2025	360	\$ 130,000	\$ 46,800,000	\$ -	\$ -	\$ -	\$ -
8 Retail	2026	4,000	\$ 200	\$ 800,000	\$ -	\$ -	\$ 325.00	\$ 1,300,000
9 Commercial	2026	20,000	\$ 200	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -
10 Multifamily	2026	250	\$ 130,000	\$ 32,500,000	\$ -	\$ -	\$ -	\$ -
11 Multifamily	2028	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
12 Restaurant	2030	30,000	\$ 200	\$ 6,000,000	\$ -	\$ -	\$ 325.00	\$ 9,750,000
13 Multifamily	2030	320	\$ 130,000	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
14 Retail	2030	5,000	\$ 200	\$ 1,000,000	\$ -	\$ -	\$ 250.00	\$ 1,250,000
15 Multifamily	2030	320	\$ 130,000	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>			<b>\$ 285,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 22,700,000</b>		

### OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
26.2% City of Grand Prairie	\$ 42,697,425	= \$ 37,583,518	+ \$ -	+ \$ 5,113,908
8.3% Dallas County	\$ 13,448,208	= \$ 13,448,208	+ \$ -	+ \$ -
9.2% Parkland	\$ 14,926,872	= \$ 14,926,872	+ \$ -	+ \$ -
4.3% DCCD	\$ 6,955,776	= \$ 6,955,776	+ \$ -	+ \$ -
52.0% Grand Prairie ISD	\$ 84,686,576	= \$ 84,686,576	+ \$ -	+ \$ -
100.0%	<b>\$ 162,714,858</b>	<b>\$ 157,600,950</b>	<b>\$ -</b>	<b>\$ 5,113,908</b>
100.0%	100.0%	96.9%	0.0%	3.1%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
100.0% City of Grand Prairie	<b>\$ 37,583,518</b>	= \$ 37,583,518	+ \$ -	+ \$ -
0.0% Dallas County	\$ -	= \$ -	+ \$ -	+ \$ -
0.0% Parkland	\$ -	= \$ -	+ \$ -	+ \$ -
0.0% DCCD	\$ -	= \$ -	+ \$ -	+ \$ -
0.0% Grand Prairie ISD	\$ -	= \$ -	+ \$ -	+ \$ -
100.0%	<b>\$ 37,583,518</b>	<b>\$ 37,583,518</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%	100.0%	100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
4.1% City of Grand Prairie	\$ 5,113,908	= \$ -	+ \$ -	+ \$ 5,113,908
10.7% Dallas County	\$ 13,448,208	= \$ 13,448,208	+ \$ -	+ \$ -
11.9% Parkland	\$ 14,926,872	= \$ 14,926,872	+ \$ -	+ \$ -
5.6% DCCD	\$ 6,955,776	= \$ 6,955,776	+ \$ -	+ \$ -
67.7% Grand Prairie ISD	\$ 84,686,576	= \$ 84,686,576	+ \$ -	+ \$ -
100.0%	<b>\$ 125,131,340</b>	<b>\$ 120,017,432</b>	<b>\$ -</b>	<b>\$ 5,113,908</b>
100.0%	100.0%	95.9%	0.0%	4.1%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
<b>TOTAL TAX REVENUE</b>																										
HOTEL		110,000	112,200	114,444	116,733	119,068	121,449	123,878	126,355	128,883	131,460	134,089	136,771	139,507	142,297	145,143	148,046	151,006	154,027	157,107	160,249	163,454				
MULTIFAMILY		130,000	132,600	135,252	137,957	140,716	143,531	146,401	149,329	152,316	155,362	158,469	161,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385	193,173				
OFFICE		140	143	146	149	152	155	158	161	164	167	171	174	178	181	185	188	192	196	200	204	208				
RESTAURANT		200	204	208	212	216	221	225	230	234	244	249	254	259	264	269	275	280	286	291	297					
RETAIL		180	184	187	191	195	199	203	207	211	215	219	224	233	242	247	252	257	262	267						
INDUSTRIAL		70	71	73	74	76	77	79	80	82	84	85	87	89	91	92	94	96	98	100	102	104				
<b>REAL PROPERTY</b>	Taxable Value	-	-	-	1,200,000	31,059,000	31,680,180	72,215,204	130,757,805	173,230,477	176,695,086	222,041,146	226,481,969	338,808,958	345,585,137	352,496,840	359,546,777	366,737,713	374,072,467	381,553,916	389,184,994	396,968,694	404,908,068	413,006,230	421,266,354	
	PV																								GROSS	
City of Grand Prairie	14,496,136	-	-	-	8,040	208,095	212,257	483,840	876,075	1,160,641	1,183,854	1,487,671	1,517,425	2,270,013	2,315,414	2,361,722	2,408,956	2,457,135	2,506,278	2,556,404	2,607,532	2,659,682	2,712,876	2,767,133	2,822,476	37,583,518
Dallas County	5,187,036	-	-	-	2,877	74,461	75,950	173,129	313,479	415,303	423,609	532,321	542,968	812,261	828,506	845,076	861,977	879,217	896,801	914,737	933,032	951,693	970,727	990,141	1,009,944	13,448,208
Parkland	5,757,363	-	-	-	3,193	82,648	84,301	192,165	347,947	460,966	470,186	590,851	602,669	901,571	919,602	937,994	956,754	975,889	995,407	1,015,315	1,035,621	1,056,334	1,077,460	1,099,010	1,120,990	14,926,872
DCCD	2,682,875	-	-	-	1,488	38,513	39,283	89,547	162,140	214,806	219,102	275,331	280,838	420,123	428,526	437,096	445,838	454,755	463,850	473,127	482,589	492,241	502,086	512,128	522,370	6,955,776
Grand Prairie ISD	32,664,003	-	-	-	18,116	468,898	478,276	1,090,233	1,974,051	2,615,261	2,667,566	3,352,155	3,419,198	5,114,999	5,217,299	5,321,645	5,428,078	5,536,639	5,647,372	5,760,319	5,875,526	5,993,036	6,112,897	6,235,155	6,359,858	84,686,576
<b>Total</b>	<b>60,787,443</b>	-	-	-	<b>33,714</b>	<b>872,614</b>	<b>890,067</b>	<b>2,028,914</b>	<b>3,673,690</b>	<b>4,866,976</b>	<b>6,238,330</b>	<b>6,363,097</b>	<b>9,518,966</b>	<b>9,709,346</b>	<b>9,903,533</b>	<b>10,101,603</b>	<b>10,303,635</b>	<b>10,509,708</b>	<b>10,719,902</b>	<b>10,934,300</b>	<b>11,152,986</b>	<b>11,376,046</b>	<b>11,603,567</b>	<b>11,835,638</b>	<b>157,600,950</b>	
<b>PERSONAL PROPERTY</b>	Taxable Value	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	PV																								GROSS	
City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>RESTAURANT PSF</b>	Taxable Value	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
	PV																								GROSS	
City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Dallas County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
<b>Total</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>SALES TAX</b>	Taxable Value	-	-	-	1,950,000	1,989,000	2,028,780	4,138,711	9,633,646	11,261,624	11,486,857	11,716,594	11,950,926	14,131,970	14,414,609	14,702,901	14,996,959	15,296,898	15,602							

# Financial Feasibility Analysis

## ADZ#3: INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.0000000

Sales Tax Rate	0.02000000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #3	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Industrial	2030	500,000	\$ 70.00	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>			<b>35,000,000</b>				<b>-</b>	

### ► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.8%	\$ 3,758,716	= \$ 3,758,716	+ \$ -	+ \$ -
Dallas County	8.5%	\$ 1,344,951	= \$ 1,344,951	+ \$ -	+ \$ -
Parkland	9.5%	\$ 1,492,832	= \$ 1,492,832	+ \$ -	+ \$ -
DCCD	4.4%	\$ 695,645	= \$ 695,645	+ \$ -	+ \$ -
Grand Prairie ISD	53.7%	\$ 8,469,479	= \$ 8,469,479	+ \$ -	+ \$ -
<b>100.0%</b>	<b>15,761,624</b>	<b>\$ 15,761,624</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 3,758,716	= \$ 3,758,716	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
<b>100.0%</b>	<b>\$ 3,758,716</b>	<b>\$ 3,758,716</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Dallas County	11.2%	\$ 1,344,951	= \$ 1,344,951	+ \$ -	+ \$ -
Parkland	12.4%	\$ 1,492,832	= \$ 1,492,832	+ \$ -	+ \$ -
DCCD	5.8%	\$ 695,645	= \$ 695,645	+ \$ -	+ \$ -
Grand Prairie ISD	70.6%	\$ 8,469,479	= \$ 8,469,479	+ \$ -	+ \$ -
<b>100.0%</b>	<b>\$ 12,002,907</b>	<b>\$ 12,002,907</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
<b>TOTAL TAX REVENUE</b>																										
<b>INDUSTRIAL</b>		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
<b>REAL PROPERTY</b>	Taxable Value	-	-	-	70	71	73	74	76	77	79	80	82	84	85	87	89	91	92	94	96	98	100	102	104	
City of Grand Prairie	PV	1,287,327	-	-	-	-	-	-	-	-	-	-	280,248	285,853	291,570	297,402	303,350	309,417	315,605	321,917	328,356	334,923	341,621	348,454	3,758,716	
Dallas County		460,634	-	-	-	-	-	-	-	-	-	-	100,279	102,285	104,330	106,417	108,545	110,716	112,930	115,189	117,493	119,843	122,240	124,684	1,344,951	
Parkland		511,282	-	-	-	-	-	-	-	-	-	-	111,305	113,531	115,802	118,118	120,480	122,890	125,347	127,854	130,411	133,020	135,680	138,394	1,492,832	
DCCD		238,252	-	-	-	-	-	-	-	-	-	-	51,867	52,904	53,962	55,042	56,143	57,265	58,411	59,579	60,770	61,986	63,226	64,490	695,645	
Grand Prairie ISD		2,900,721	-	-	-	-	-	-	-	-	-	-	631,481	644,111	656,993	670,133	683,535	697,206	711,150	725,373	739,881	754,678	769,772	785,167	8,469,479	
<b>Total</b>		<b>5,398,216</b>	-	-	-	-	-	-	-	-	-	-	<b>1,175,180</b>	<b>1,198,684</b>	<b>1,222,658</b>	<b>1,247,111</b>	<b>1,272,053</b>	<b>1,297,494</b>	<b>1,323,444</b>	<b>1,349,913</b>	<b>1,376,911</b>	<b>1,404,449</b>	<b>1,432,538</b>	<b>1,461,189</b>	<b>15,761,624</b>	
<b>PERSONAL PROPERTY</b>																										
City of Grand Prairie	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>SALES TAX</b>																										
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS	
<b>SUMMARY</b>																										
City of Grand Prairie	PV	1,287,327	-	-	-	-	-	-	-	-	-	-	280,248	285,853	291,570	297,402	303,350	309,417	315,605	321,917	328,356	334,923	341,621	348,454	3,758,716	
Dallas County		460,634	-	-	-	-	-	-	-	-	-	-	100,279	102,285	104,330	106,417	108,545	110,716	112,930	115,189	117,493	119,843	122,240	124,684	1,344,951	
Parkland		511,282	-	-	-	-	-	-	-	-	-	-	111,305	113,531	115,802	118,118	120,480	122,890	125,347	127,854	130,411	133,020	135,680	138,394	1,492,832	
DCCD		238,252	-	-	-	-	-	-	-	-	-	-	51,867	52,904	53,962	55,042	56,143	57,265	58,411	59,579	60,770	61,986	63,226	64,490	695,645	
Grand Prairie ISD		2,900,721	-	-	-	-	-	-	-	-	-	-	631,481	644,111	656,993	670,133	683,535	697,206	711,150	725,373	739,881	754,678	769,772	785,167	8,469,479	
<b>Total</b>		<b>5,398,216</b>	-	-	-	-	-	-	-	-	-	-	<b>1,175,180</b>	<b>1,198,684</b>	<b>1,222,658</b>	<b>1,247,111</b>	<b>1,272,053</b>	<b>1,297,494</b>	<b>1,323,444</b>	<b>1,349,913</b>	<b>1,376,911</b>	<b>1,404,449</b>	<b>1,432,538</b>	<b>1,461,189</b>	<b>15,761,624</b>	
<b>PARTICIPATION</b>																										
<b>REAL PROPERTY</b>	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	41,828,240	42,664,805	43,518,101	44,388,463	45,276,232	46,181,757	47,105,392	48,047,500	49,008,450	49,988,619	50,988,391	52,008,159		
City of Grand Prairie	PV	1,287,327	-	-	-	-	-	-	-	-	-	-	280,248	285,853	291,570	297,402	303,350	309,417	315,605	321,917	328,356	334,923	341,621	348,454	3,758,716	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	100,279	102,285	104,330	106,417	108,545	110,716	112,930	115,189	117,493	119,843	122,240	124,684	1,344,951	
Parkland		-	-	-	-	-	-	-	-	-	-	-	111,305	113,531	115,802	118,118	120,480	122,890	125,347	127,854	130,411	133,020	135,680	138,394	1,492,832	
DCCD		-	-	-	-	-	-	-	-	-	-	-	51,867	52,904	53,962	55,042	56,143	57,265	58,411	59,579	60,770	61,986	63,226	64,490	695,645	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	631,481	644,111	656,993	670,133	683,535	697,206	711,150	725,373	739,881	754,678	769,772	785,167	8,469,479	
<b>Total</b>		<b>1,287,327</b>	-	-	-	-	-	-	-	-	-	-	<b>280,248</b>	<b>285,853</b>	<b>291,570</b>	<b>297,402</b>	<b>303,350</b>	<b>309,417</b>	<b>315,605</b>	<b>321,917</b>	<b>328,356</b>	<b>334,923</b>	<b>341,621</b>	<b>348,454</b>	<b>3,758,716</b>	
<b>PERSONAL PROPERTY</b>	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS	
City of Grand Prairie	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Total</b>		<b>-</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>SALES TAX</b>	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS
Total	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
<b>SUMMARY</b>																										
City of Grand Prairie	PV	1,287,327	-	-	-	-	-	-	-	-	-	-	280,248	285,853	291,570	297,402	303,350	309,417	315,605	321,917	328,356	334,923	341,621	348,454	3,758,716	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	100,279	102,285	104,330	106,417	108,545	110,716	112,930	115,189	117,493	119,843	122,240	124,684	1,344,951	
Parkland		-	-	-	-	-	-	-	-	-	-	-	111,305	113,531	115,802	118,118	120,480	122,890	125,347	127,854	130,411	133,020	135,680	138,394	1,492,832	
DCCD		-	-	-	-	-	-	-	-	-	-	-	51,867	52,904	53,962	55,042	56,143	57,265	58,411	59,579	60,770	61,986	63,226	64,490	695,645	
Grand Prairie ISD		-	-	-																						

# Financial Feasibility Analysis

## ADZ#4 : INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #4	Year	REAL PROPERTY		PERSONAL PROPERTY		SALES	
		SF	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF
Industrial	2024	900,000	\$ 70.00	\$ 63,000,000	\$ -	\$ -	\$ -
Industrial	2030	500,000	\$ 70.00	\$ 35,000,000	\$ -	\$ -	\$ -
<b>TOTAL</b>			<b>98,000,000</b>				

### OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.8%	\$ 13,350,031	= \$ 13,350,031	+ \$ -	+ \$ -
Dallas County	8.5%	\$ 4,776,934	= \$ 4,776,934	+ \$ -	+ \$ -
Parkland	9.5%	\$ 5,302,170	= \$ 5,302,170	+ \$ -	+ \$ -
DCCD	4.4%	\$ 2,470,759	= \$ 2,470,759	+ \$ -	+ \$ -
Grand Prairie ISD	53.7%	\$ 30,081,495	= \$ 30,081,495	+ \$ -	+ \$ -
100.0%		<b>\$ 55,981,390</b>	<b>\$ 55,981,390</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 13,350,031	= \$ 13,350,031	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
100.0%		<b>\$ 13,350,031</b>	<b>\$ 13,350,031</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Dallas County	11.2%	\$ 4,776,934	= \$ 4,776,934	+ \$ -	+ \$ -
Parkland	12.4%	\$ 5,302,170	= \$ 5,302,170	+ \$ -	+ \$ -
DCCD	5.8%	\$ 2,470,759	= \$ 2,470,759	+ \$ -	+ \$ -
Grand Prairie ISD	70.6%	\$ 30,081,495	= \$ 30,081,495	+ \$ -	+ \$ -
100.0%		<b>\$ 42,631,359</b>	<b>\$ 42,631,359</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%		100.0%	100.0%	0.0%	0.0%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
	2018	2019	2020	2021	70	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
<b>TOTAL TAX REVENUE</b>																												
INDUSTRIAL																												
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	66,856,104	68,193,226	69,557,091	70,948,232	72,367,197	73,814,541	117,119,072	119,461,453	121,850,682	124,287,696	126,773,450	129,308,919	131,895,097	134,532,999	137,223,659	139,968,132	142,767,495	145,622,845	
	PV	5,545,444	1,984,282	2,202,458	1,026,324	12,495,496	-	-	-	447,935	456,893	466,031	475,352	484,859	494,556	784,695	800,389	816,397	832,725	849,380	866,367	883,695	901,368	919,396	937,784	956,539	975,670	
City of Grand Prairie										160,281	163,486	166,756	170,091	173,493	176,963	280,781	286,397	292,125	297,967	303,927	310,005	316,205	322,529	328,980	335,560	342,271	349,116	
Dallas County										177,904	181,462	185,091	188,793	192,569	196,420	311,654	317,887	324,245	330,730	337,344	344,091	350,973	357,992	365,152	372,455	379,904	387,502	5,302,170
Parkland										82,902	84,560	86,251	87,976	89,735	91,530	145,228	148,132	151,095	154,117	157,199	160,343	163,550	166,821	170,157	173,560	177,032	180,572	2,470,759
DCCD										1,009,327	1,029,513	1,050,103	1,071,105	1,092,528	1,114,378	1,768,147	1,803,510	1,839,580	1,876,371	1,913,899	1,952,177	1,991,220	2,031,045	2,071,666	2,113,099	2,155,361	2,198,468	30,081,495
Grand Prairie ISD										-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Total		23,254,005	-	-	-	-	-	-	-	1,878,348	1,915,915	1,954,233	1,993,318	2,033,184	2,073,848	3,290,505	3,356,315	3,423,441	3,491,910	3,561,748	3,632,983	3,705,643	3,779,756	3,855,351	3,932,458	4,011,107	4,091,329	55,981,390
PERSONAL PROPERTY	0%	0%	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	0%	0%	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY	PV	5,545,444	1,984,282	2,202,458	1,026,324	12,495,496	-	-	-	447,935	456,893	466,031	475,352	484,859	494,556	784,695	800,389	816,397	832,725	849,380	866,367	883,695	901,368	919,396	937,784	956,539	975,670	
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		23,254,005	-	-	-	-	-	-	-	1,878,348	1,915,915	1,954,233	1,993,318	2,033,184	2,073,848	3,290,505	3,356,315	3,423,441	3,491,910	3,561,748	3,632,983	3,705,643	3,779,756	3,855,351	3,932,458	4,011,107	4,091,329	55,981,390
PARTICIPATION																												
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	66,856,104	68,193,226	69,557,091	70,948,232	72,367,197	73,814,541	117,119,072	119,461,453	121,850,682	124,287,696	126,773,450	129,308,919	131,895,097	134,532,999	137,223,659	139,968,132	142,767,495	145,622,845	
	PV	5,545,444	1,984,282	2,202,458	1,026,324	12,495,496	-	-	-	447,935	456,893	466,031	475,352	484,859	494,556	784,695	800,389	816,397	832,725	849,380	866,367	883,695	901,368					

# Financial Feasibility Analysis

## ADZ#5 : INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.0000000

SALES TAX RATE	0.02000000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #5	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Industrial	2025	2,000,000	\$ 70	\$ 140,000,000	\$ -	\$ -	\$ -	\$ -
Single Family	2025	80	\$ 375,000	\$ 30,000,000				
Multifamily	2026	250	\$ 130,000	\$ 32,500,000				
Multifamily	2028	250	\$ 130,000	\$ 32,500,000				
	TOTAL		\$ 235,000,000		\$ -		\$ -	

► **► AREA DEVELOPMENT ZONE #5**

### OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.8%	\$ 33,149,228	=	\$ 33,149,228	+ \$ - + \$ -
Dallas County	8.5%	\$ 11,861,522	=	\$ 11,861,522	+ \$ - + \$ -
Parkland	9.5%	\$ 13,165,725	=	\$ 13,165,725	+ \$ - + \$ -
DCCD	4.4%	\$ 6,135,099	=	\$ 6,135,099	+ \$ - + \$ -
Grand Prairie ISD	53.7%	\$ 74,694,833	=	\$ 74,694,833	+ \$ - + \$ -
100.0%	100.0%	\$ 139,006,407	100.0%	\$ 139,006,407	0.0% 0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 33,149,228	=	\$ 33,149,228	+ \$ - + \$ -
Dallas County	0.0%	\$ -	=	\$ -	+ \$ -
Parkland	0.0%	\$ -	=	\$ -	+ \$ -
DCCD	0.0%	\$ -	=	\$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -	+ \$ -
100.0%	100.0%	\$ 33,149,228	100.0%	\$ 33,149,228	0.0% 0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	=	\$ -	+ \$ -
Dallas County	11.2%	\$ 11,861,522	=	\$ 11,861,522	+ \$ - + \$ -
Parkland	12.4%	\$ 13,165,725	=	\$ 13,165,725	+ \$ - + \$ -
DCCD	5.8%	\$ 6,135,099	=	\$ 6,135,099	+ \$ - + \$ -
Grand Prairie ISD	70.6%	\$ 74,694,833	=	\$ 74,694,833	+ \$ - + \$ -
100.0%	100.0%	\$ 105,857,179	100.0%	\$ 105,857,179	0.0% 0.0%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21							
<b>TOTAL TAX REVENUE</b>																																
MULTIFAMILY		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041							
INDUSTRIAL					130,000	132,600	135,252	137,957	140,716	143,531	146,401	149,329	152,316	155,362	158,469	161,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385	193,173							
SINGLE FAMILY					70	71	73	74	76	77	79	80	82	84	85	87	89	91	92	94	96	98	100	102	104							
REAL PROPERTY	Taxable Value	-	-	-	-	184,013,467	223,576,363	228,047,890	269,941,132	275,339,955	280,846,754	286,463,689	292,192,962	298,036,822	303,997,558	310,077,509	316,279,060	322,604,641	329,056,734	335,637,868	342,350,626	349,197,638	GROSS									
City of Grand Prairie	PV	#REF!	-	-	-	-	-	-	1,232,887	1,497,957	1,527,916	1,808,600	1,844,772	1,881,668	1,919,301	1,957,687	1,996,841	2,036,778	2,077,513	2,119,063	2,161,445	2,204,674	2,248,767	2,293,742	2,339,617	33,149,228						
Dallas County		#REF!	-	-	-	-	-	-	441,154	536,002	546,722	647,157	660,100	673,302	686,768	700,503	714,513	728,804	743,380	758,247	773,412	788,881	804,658	820,751	837,166	11,861,522						
Parkland		5,173,623	-	-	-	-	-	-	489,660	594,937	606,835	718,313	732,680	747,333	762,280	777,525	793,076	808,938	825,116	841,619	858,451	875,620	893,132	910,995	929,215	13,165,725						
DCCD		2,410,858	-	-	-	-	-	-	228,177	277,235	282,779	334,727	341,422	348,250	355,215	362,319	369,566	376,957	384,496	392,186	400,030	416,191	424,515	433,005	6,135,099							
Grand Prairie ISD		29,352,195	-	-	-	-	-	-	2,778,051	3,375,332	3,442,839	4,075,301	4,156,807	4,239,943	4,324,742	4,411,237	4,499,462	4,589,451	4,681,240	4,774,865	4,870,362	4,967,770	5,067,125	5,168,467	5,271,837	74,694,833						
<b>Total</b>		<b>54,624,168</b>	-	-	-	-	-	-	<b>5,169,928</b>	<b>6,281,463</b>	<b>6,407,092</b>	<b>7,584,099</b>	<b>7,735,781</b>	<b>7,890,496</b>	<b>8,048,306</b>	<b>8,209,272</b>	<b>8,373,458</b>	<b>8,540,927</b>	<b>8,711,745</b>	<b>8,885,980</b>	<b>9,063,700</b>	<b>9,244,974</b>	<b>9,429,873</b>	<b>9,618,471</b>	<b>9,810,840</b>	<b>139,006,407</b>						
PERSONAL PROPERTY	Taxable Value	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS						
City of Grand Prairie	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	837,166	11,861,522					
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	929,215	13,165,725					
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	433,005	6,135,099					
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,271,837	74,694,833					
<b>Total</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>139,006,407</b>							
SALES TAX	Taxable Value	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS					
<b>Total</b>		<b>PV</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>139,006,407</b>						
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS			
City of Grand Prairie		13,026,371	-	-	-	-	-	-	-	1,232,887	1,497,957	1,527,916	1,808,600	1,844,772	1,881,668	1,919,301	1,957,687	1,996,841	2,036,778	2,077,513	2,119,063	2,161,445	2,204,674	2,248,767	2,293,742	2,339,617	33,149,228					
Dallas County		4,661,122	-	-	-	-	-	-	441,154	536,002	546,722	647,157	660,100	673,302	686,768	700,503	714,513	728,804	743,380	758,247	773,412	788,881	804,658	820,751	837,166	11,861,522						
Parkland		5,173,623	-	-	-	-	-	-	489,660	594,937	606,835	718,313	732,680	747,333	762,280	777,525	793,076	808,938	825,116	841,619	858,451	875,620	893,132	910,995	929,215	13,165,725						
DCCD		2,410,858	-	-	-	-	-	-	228,177	277,235	282,779	334,727	341,422	348,250	355,215	362,319	369,566	376,957	384,496	392,186	400,030	416,191	424,515	433,005	6,135,099							
Grand Prairie ISD		29,352,195	-	-	-	-	-	-	2,778,051	3,375,332	3,442,839	4,075,301	4,156,807	4,239,943	4,324,742	4,411,237	4,499,462	4,589,451	4,681,240	4,774,865	4,870,362	4,967,770	5,067,125	5,168,467	5,271,837	74,694,833						
<b>Total</b>		<b>54,624,168</b>	-	-	-	-	-	-	<b>5,169,928</b>	<b>6,281,463</b>	<b>6,407,092</b>	<b>7,584,099</b>	<b>7,735,781</b>	<b>7,890,496</b>	<b>8,048,306</b>	<b>8,209,272</b>	<b>8,373,458</b>	<b>8,540,927</b>	<b>8,711,745</b>	<b>8,885,980</b>	<b>9,063,700</b>	<b>9,244,974</b>	<b>9,429,873</b>	<b>9,618,471</b>	<b>9,810,840</b>	<b>139,006,407</b>						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	184,013,467	223,576,363	228,047,890	269,941,132	275,339,955	280,846,754	286																	

# Financial Feasibility Analysis

## ADZ#6 : INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX	PARTICIPATION
Tarrant County	0.24400000 50% 0.1220000
	2.81379800 0.7919980

PERSONAL PROPERTY TAX	PARTICIPATION
City of Grand Prairie	0.66999800 0% 0.0000000
Parkland	0.27940000 0% 0.0000000
DCCD	0.12423800 0% 0.0000000
Grand Prairie ISD	1.59500000 0% 0.0000000
Tarrant County	0.24400000 0% 0.0000000
	2.91263600 0.0000000

SALES TAX RATE	0.0200000 0.00% 0.0000000
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AREA DEVELOPMENT ZONE #6	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1 Restaurant	2023	3,000	200	\$ 600,000			325	975,000
2 Restaurant	2023	3,000	200	\$ 600,000			325	975,000
3 Townhomes	2023	200	325,000	\$ 65,000,000			-	-
4 Hotel	2024	250	110,000	\$ 27,500,000			-	-
5 Multifamily	2024	300	130,000	\$ 39,000,000			-	-
6 Convention Space	2024	19,000	-	\$ -			-	-
7 Multifamily	2024	300	130,000	\$ 39,000,000			-	-
8 Multifamily	2024	656	130,000	\$ 85,280,000			-	-
9 Multifamily	2024	350	130,000	\$ 45,500,000			-	-
10 Multifamily	2024	350	130,000	\$ 45,500,000			-	-
11 Restaurant	2024	3,000	200	\$ 600,000			325	975,000
12 Restaurant	2024	3,000	200	\$ 600,000			325	975,000
13 Retail	2024	30,000	200	\$ 6,000,000			250	7,500,000
14 Condo	2025	40	325,000	\$ 13,000,000			-	-
15 Multifamily	2025	350	130,000	\$ 45,500,000			-	-
16 Multifamily	2025	656	130,000	\$ 85,280,000			-	-
17 Office	2025	200,000	140	\$ 28,000,000			-	-
18 Retail	2025	10,000	200	\$ 2,000,000			250	2,500,000
19 Hotel	2026	120	110,000	\$ 13,200,000			-	-
20 Multifamily	2026	350	130,000	\$ 45,500,000			-	-
21 Townhomes	2026	205	325,000	\$ 66,625,000			-	-
22 Condo	2027	80	325,000	\$ 26,000,000			-	-
23 Multifamily	2027	656	130,000	\$ 85,280,000			-	-
24 Office	2027	200,000	140	\$ 28,000,000			-	-
25 Multifamily	2029	656	130,000	\$ 85,280,000			-	-
26 Office	2029	200,000	140	\$ 28,000,000			-	-
27 Restaurant	2029	6,000	200	\$ 1,200,000			325	1,950,000
28 Townhomes	2029	419	325,000	\$ 136,175,000			-	-
29 Restaurant	2030	9,000	200	\$ 1,800,000	\$ -	\$ -	325	2,925,000
30 Restaurant	2032	15,000	200	\$ 3,000,000			325	4,875,000
<b>TOTAL</b>				<b>\$ 1,049,020,000</b>		<b>\$ -</b>		<b>\$ 23,650,000</b>

### OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.8% \$ 150,380,057	= \$ 150,380,057	+ \$ -	+ \$ -
Parkland	9.5% \$ 59,725,750	= \$ 59,725,750	+ \$ -	+ \$ -
DCCD	4.4% \$ 27,831,616	= \$ 27,831,616	+ \$ -	+ \$ -
Grand Prairie ISD	53.7% \$ 338,849,925	= \$ 338,849,925	+ \$ -	+ \$ -
Tarrant County	8.7% \$ 64,765,438	= \$ 64,765,438	+ \$ -	+ \$ -
100.0%	<b>\$ 631,552,787</b>	<b>\$ 631,552,787</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%	<b>\$ 631,552,787</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	97.0% \$ 150,380,057	= \$ 150,380,057	+ \$ -	+ \$ -
Parkland	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Tarrant County	3.0% \$ 4,684,634	= \$ 4,684,634	+ \$ -	+ \$ -
100.0%	<b>\$ 155,064,691</b>	<b>\$ 155,064,691</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%	<b>\$ 155,064,691</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0% \$ -	= \$ -	+ \$ -	+ \$ -
Parkland	14.0% \$ 59,725,750	= \$ 59,725,750	+ \$ -	+ \$ -
DCCD	6.5% \$ 27,831,616	= \$ 27,831,616	+ \$ -	+ \$ -
Grand Prairie ISD	79.5% \$ 338,849,925	= \$ 338,849,925	+ \$ -	+ \$ -
Tarrant County	11.7% \$ 50,080,804	= \$ 50,080,804	+ \$ -	+ \$ -
100.0%	<b>\$ 426,407,292</b>	<b>\$ 426,407,292</b>	<b>\$ -</b>	<b>\$ -</b>
100.0%	<b>\$ 426,407,292</b>	<b>100.0%</b>	<b>0.0%</b>	<b>0.0%</b>

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
<b>TOTAL TAX REVENUE</b>																									
HOTEL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
MULTIFAMILY				110,000	112,200	114,444	116,733	119,068	121,449	123,878	126,355	128,883	131,460	134,089	136,771	139,507	142,297	145,143	148,046	151,006	154,027	157,107	160,249	163,454	
OFFICE				130,000	132,600	135,252	137,957	140,716	143,531	146,401	149,329	152,316	155,362	158,469	161,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385	193,173	
RESTAURANT				140	143	146	149	152	155	158	161	164	167	171	174	178	181	185	188	192	196	200	204	208	
RETAIL				200	204	208	212	216	221	225	230	234	239	244	249	254	259	264	269	275	280	286	291	297	
INDUSTRIAL				180	184	187	191	195	199	203	207	211	215	219	224	228	233	238	242	247	252	257	262	267	
TOWNHOMES				70	71	73	74	76	77	79	80	82	84	85	87	89	91	92	94	96	98	100	102	104	
<b>TOTAL TAX REVENUE</b>				325,000	331,500	338,130	344,893	351,790	358,826	366,003	373,323	380,789	388,405	396,173	404,097	412,179	420,422	428,831	437,407	446,155	455,078	464,180	473,464	482,933	
<b>REAL PROPERTY</b>	Taxable Value	-	-	-	-	68,874,480	417,670,245	613,912,224	764,559,395	936,702,485	955,436,534	1,268,227,547	1,295,743,265	1,321,658,130	1,351,821,416	1,378,857,844	1,406,435,001	1,434,563,701	1,463,254,975	1,492,520,074	1,522,370,476	1,552,817,885	1,583,874,243	1,615,551,728	
	PV	-	-	-	-	461,458	2,798,382	4,113,200	5,122,533	6,275,888	6,401,406	8,497,099	8,681,454	8,855,083	9,057,176	9,238,320	9,423,086	9,611,548	9,803,779	9,999,855	10,199,852	10,403,849	10,611,926	10,824,164	<b>150,380,057</b>
City of Grand Prairie	58,865,172	-	-	-	-	183,275	1,111,421	1,633,600	2,034,493	2,492,565	2,542,417	3,374,754	3,447,973	3,516,932	3,597,197	3,669,141	3,742,524	3,817,374	3,893,721	3,971,596	4,051,028	4,132,048	4,214,689	4,298,983	59,725,750
Parkland	23,379,208	-	-	-	-	85,404	517,911	761,251	948,054	1,161,511	1,184,741	1,572,602	1,606,722	1,638,856	1,676,259	1,709,784	1,743,979	1,778,859	1,814,436	1,850,725	1,887,739	1,925,494	1,964,004	2,003,284	27,831,616
DCCD	10,894,482	-	-	-	-	1,039,798	6,305,568	9,268,233	11,542,553	14,141,397	14,424,225	19,146,431	19,561,836	19,953,073	20,408,448	20,816,617	21,232,949	21,657,608	22,090,760	22,532,576	22,983,227	23,442,892	23,911,749	24,389,984	338,849,925
Grand Prairie ISD	132,640,322	-	-	-	-	168,054	1,019,115	1,497,946	1,865,525	2,285,554	2,331,265	3,094,475	3,161,614	3,224,846	3,364,413	3,431,701	3,500,335	3,570,342	3,641,749	3,714,584	3,788,876	3,864,653	3,941,946	54,765,438	
Tarrant County	21,437,530	-	-	-	-	1,937,989	11,752,397	17,274,250	21,513,157	26,356,916	26,884,054	35,685,361	36,459,598	37,188,790	38,037,524	38,798,274	39,574,240	40,365,725	41,173,039	41,996,500	42,836,430	43,693,159	44,567,022	45,458,362	631,552,787
<b>Total</b>	<b>247,216,714</b>	-	-	-	-	<b>1,937,989</b>	<b>11,752,397</b>	<b>17,274,250</b>	<b>21,513,157</b>	<b>26,356,916</b>	<b>26,884,054</b>	<b>35,685,361</b>	<b>36,459,598</b>	<b>37,188,790</b>	<b>38,037,524</b>	<b>38,798,274</b>	<b>39,574,240</b>	<b>40,365,725</b>	<b>41,173,039</b>	<b>41,996,500</b>	<b>42,836,430</b>	<b>43,693,159</b>	<b>44,567,022</b>	<b>45,458,362</b>	<b>631,552,787</b>
<b>PERSONAL PROPERTY</b>	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie	58,865,172	-	-	-	-	183,275	1,111,421	1,633,620	2,034,493	2,492,565	2,542,417	3,374,754	3,447,973	3,516,932	3,597,197	3,669,141	3,742,524	3,817,374	3,893,721	3,971,596	4,051,028	4,132,048	4,214,689	4,298,983	59,725,750
Parkland	23,379,208	-	-	-	-	85,404	517,911	761,251	948,054	1,161,511	1,184,741	1,572,602	1,606,722	1,638,856	1,676,259	1,709,784	1,743,979	1,778,859	1,814,436	1,850,725	1,887,739	1,925,494	1,964,004	2,003,284	27,831,616
DCCD	10,894,482	-	-	-	-	1,039,798	6,305,568	9,268,233	11,542,553	14,141,397	14,424,225	19,146,431	19,561,836	19,953,073	20,408,448	20,816,617	21,232,949	21,657,608	22,090,760	22,532,576	22,983,227	23,442,892	23,911,749	24,389,984	338,849,925
Grand Prairie ISD	132,640,322	-	-	-	-	168,054	1,019,115	1,497,946	1,865,525	2,285,554	2,331,265	3,094,475	3,161,614	3,224,846	3,364,413	3,431,701	3,500,335	3,570,342	3,641,749	3,714,584	3,788,876	3,864,653	3,941,946	54,765,438	
Tarrant County	21,437,530	-	-	-	-	1,937,989	11,752,397	17,274,250	21,513,157	26,356,916	26,884,054	35,685,361	36,459,598	37,188,790	38,037,524	38,798,274	39,574,240	40,365,725	41,173,039	41,996,500	42,836,430	43,693,159	44,567,022	45,458,362	631,552,787
<b>Total</b>	<b>247,216,714</b>	-	-	-	-	<b>1,937,989</b>	<b>11,752,397</b>	<b>17,274,250</b>	<b>21,513,157</b>	<b>26,356,916</b>	<b>26,884,054</b>	<b>35,685,361</b>	<b>36,459,598</b>	<b>37,188,790</b>	<b>38,037,524</b>	<b>38,798,274</b>	<b>39,574,240</b>	<b>40,365,725</b>	<b>41,173,039</b>	<b>41,996,500</b>	<b>42,836,4</b>				

# Financial Feasibility Analysis

## ADZ#7 : INPUT & OUTPUT

### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #7	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Retail	2021	-	\$ 500,000	\$ 90,000,000	\$ -	\$ -	\$ 250.00	\$ 125,000,000
Multifamily	2022	300	\$ -	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
Hotel	2022	110	\$ -	\$ 12,100,000	\$ -	\$ -	\$ -	\$ -
Restaurant	2021	-	\$ 75,000	\$ 15,000,000	\$ -	\$ -	\$ 325.00	\$ 24,375,000
Hotel	2023	125	\$ -	\$ 13,750,000	\$ -	\$ -	\$ -	\$ -
Restaurant	2025	-	\$ 50,000	\$ 10,000,000	\$ -	\$ -	\$ 325.00	\$ 16,250,000
Hotel	2025	125	\$ -	\$ 13,750,000	\$ -	\$ -	\$ -	\$ -
	TOTAL	660		\$ 193,600,000		\$ -		\$ 165,625,000

TOTAL      660      \$ 193,600,000      \$ -      \$ 165,625,000

### OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	54.9%	\$ 121,803,146	= \$ 31,395,908	+ \$ -	+ \$ 90,407,238
Dallas County	5.1%	\$ 11,234,146	= \$ 11,234,146	+ \$ -	+ \$ -
Parkland	5.6%	\$ 12,469,367	= \$ 12,469,367	+ \$ -	+ \$ -
DCCD	2.6%	\$ 5,810,603	= \$ 5,810,603	+ \$ -	+ \$ -
Grand Prairie ISD	31.9%	\$ 70,744,096	= \$ 70,744,096	+ \$ -	+ \$ -
100.0%		\$ 222,061,358	\$ 131,654,120	\$ -	\$ 90,407,238
		100.0%	59.3%	0.0%	40.7%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 31,395,908	= \$ 31,395,908	+ \$ -	+ \$ -
Dallas County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
100.0%		\$ 31,395,908	\$ 31,395,908	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	47.4%	\$ 90,407,238	= \$ -	+ \$ -	+ \$ 90,407,238
Dallas County	5.9%	\$ 11,234,146	= \$ 11,234,146	+ \$ -	+ \$ -
Parkland	6.5%	\$ 12,469,367	= \$ 12,469,367	+ \$ -	+ \$ -
DCCD	3.0%	\$ 5,810,603	= \$ 5,810,603	+ \$ -	+ \$ -
Grand Prairie ISD	37.1%	\$ 70,744,096	= \$ 70,744,096	+ \$ -	+ \$ -
100.0%		\$ 190,665,450	\$ 100,258,212	\$ -	\$ 90,407,238
		100.0%	52.6%	0.0%	47.4%

# Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21			
<b>TOTAL TAX REVENUE</b>																												
HOTEL		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041			
MULTIFAMILY					110,000	112,200	114,444	116,733	119,068	121,449	123,878	126,355	128,883	131,460	134,089	136,771	139,507	142,297	145,143	148,046	151,006	154,027	157,107	160,249	163,454			
OFFICE					130,000	132,600	135,252	137,957	140,716	143,531	146,401	149,329	152,316	155,362	158,469	161,639	164,871	168,169	171,532	174,963	178,462	182,031	185,672	189,385	193,173			
RESTAURANT					140	143	146	149	152	155	158	161	164	167	171	174	178	181	185	188	192	196	200	204	208			
RETAIL					200	204	208	212	216	221	225	230	234	239	244	249	254	259	264	269	275	280	286	291	297			
INDUSTRIAL					180	184	187	191	195	199	203	207	211	215	219	224	228	233	238	242	247	252	257	262	267			
REAL PROPERTY	Taxable Value	-			100,000,000	154,122,000	171,509,940	174,940,139	204,146,705	208,229,639	212,394,232	216,642,117	220,974,959	225,394,458	229,902,348	234,500,395	239,190,402	243,974,211	248,853,695	253,830,769	258,907,384	264,085,532	269,367,242	274,754,587	280,249,679			
	PV				669,998	1,032,614	1,149,113	1,172,095	1,367,779	1,395,134	1,423,037	1,451,498	1,480,528	1,510,138	1,540,341	1,571,148	1,602,571	1,634,622	1,667,315	1,700,661	1,734,674	1,769,368	1,804,755	1,840,850	1,877,667			
City of Grand Prairie	13,807,737	-	-	-	4,940,711	239,740	369,492	411,178	419,401	489,421	499,210	509,194	519,378	529,765	540,361	551,168	562,191	573,435	584,904	596,602	608,534	620,705	633,119	645,781	658,697	671,871		
Dallas County					5,483,955	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,234,146			
Parkland					266,100	410,119	456,388	465,516	543,234	554,099	565,181	576,485	588,014	599,775	611,770	624,006	636,486	649,215	662,200	675,444	688,953	702,732	716,786	731,122	745,744	12,469,367		
DCCD					2,555,469	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,810,603			
Grand Prairie ISD					31,112,839	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70,744,096			
Total		57,900,712	-	-	-	2,809,538	4,330,116	4,818,637	4,915,010	5,735,579	5,850,291	5,967,297	6,086,643	6,208,375	6,332,543	6,459,194	6,588,378	6,720,145	6,854,548	6,991,639	7,131,472	7,274,101	7,419,583	7,567,975	7,719,335	7,873,721	131,654,120	
<b>PERSONAL PROPERTY</b>																												
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS			
	Taxable Value	-			0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%			
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
City of Grand Prairie																												
Dallas County																												
Parkland																												
DCCD																												
Grand Prairie ISD																												
Total																												
<b>SALES TAX</b>																												
	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	GROSS			
	Taxable Value	-			125,000,000	125,000,000	165,625,000	168,937,500	172,316,250	175,762,575	179,277,827	182,863,383	186,520,651	190,251,064	194,056,085	197,937,207	201,895,951	205,933,870	210,052,547	214,253,598	218,538,670	222,909,444	227,367,632	231,914,985	236,553,285	241,284,350	246,110,037	
	PV	42,855,222	-	-	2,500,000	2,500,000	3,312,500	3,378,750	3,446,325	3,515,252	3,585,557	3,657,268	3,730,413	3,805,021	3,881,122	3,958,744	4,037,919	4,118,677	4,201,051	4,285,072	4,370,773	4,458,189	4,547,353	4,638,300	4,731,066	4,825,687	4,922,201	90,407,238
<b>SUMMARY</b>																												
	PV	56,662,959	-	-	2,500,000	2,500,000	3,982,498	4,411,364	4,595,438	4,687,347	4,953,335	5,052,402	5,153,450	5,256,519	5,361,650	5,468,882	5,578,260	5,689,825	5,803,622	5,919,694	6,038,088	6,158,850	6,282,027	6,407,667	6,535,821	6,666,537	6,799,868	121,803,146
City of Grand Prairie	4,940,711	-	-	-	239,740	369,492	411,178	419,401	489,421	499,210	509,194	519,378	529,765	540,361	551,168	562,191	573,435	584,904	596,602	608,534	620,705	633,119	645,					

## Financial Feasibility Analysis

### ADZ#8 : INPUT & OUTPUT

#### ► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	100%	0.6699980
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.6699980

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80953800		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #8	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
		-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**TOTAL**            -                 -                 -                 -     

#### OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	#DIV/0!	\$ -	=	\$ -	+ \$ -
Dallas County	#DIV/0!	\$ -	=	\$ -	+ \$ -
Parkland	#DIV/0!	\$ -	=	\$ -	+ \$ -
DCCD	#DIV/0!	\$ -	=	\$ -	+ \$ -
Grand Prairie ISD	#DIV/0!	\$ -	=	\$ -	+ \$ -
	#DIV/0!	\$ -	=	\$ -	+ \$ -

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	#DIV/0!	\$ -	=	\$ -	+ \$ -
Dallas County	#DIV/0!	\$ -	=	\$ -	+ \$ -
Parkland	#DIV/0!	\$ -	=	\$ -	+ \$ -
DCCD	#DIV/0!	\$ -	=	\$ -	+ \$ -
Grand Prairie ISD	#DIV/0!	\$ -	=	\$ -	+ \$ -
	#DIV/0!	\$ -	=	\$ -	+ \$ -

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	#DIV/0!	\$ -	=	\$ -	+ \$ -
Dallas County	#DIV/0!	\$ -	=	\$ -	+ \$ -
Parkland	#DIV/0!	\$ -	=	\$ -	+ \$ -
DCCD	#DIV/0!	\$ -	=	\$ -	+ \$ -
Grand Prairie ISD	#DIV/0!	\$ -	=	\$ -	+ \$ -
	#DIV/0!	\$ -	=	\$ -	+ \$ -

## Financial Feasibility Analysis

## TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Revenue Year	HOT Generated												
	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030
Hotel Rooms Occupancy	0%	0%	330	580	780	780	780	780	780	780	780	780	780
Hotel Occupancy Tax													
# of Available Rooms	-	-	120,450	211,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700
# of Occupied Rooms	0	0	72,270	148,190	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290
Average Daily Rate	\$ -	\$ 120.00	\$ 122.40	\$ 124.85	\$ 127.34	\$ 129.89	\$ 132.49	\$ 135.14	\$ 137.84	\$ 140.60	\$ 143.41	\$ 146.28	\$ 149.20
Annual Taxable Revenue	\$ -	\$ 8,845,848	\$ 18,501,225	\$ 25,378,577	\$ 25,886,149	\$ 26,403,872	\$ 26,931,949	\$ 27,470,588	\$ 28,020,000	\$ 28,580,400	\$ 29,152,008	\$ 29,735,048	
City Tax Rate	7% \$	- \$	- \$ 619,209	\$ 1,295,086	\$ 1,776,500	\$ 1,812,030	\$ 1,848,271	\$ 1,885,236	\$ 1,922,941	\$ 1,961,400	\$ 2,000,628	\$ 2,040,641	\$ 2,081,453
State Tax Rate	6% \$	- \$	- \$ 530,751	\$ 1,110,074	\$ 1,522,715	\$ 1,553,169	\$ 1,584,232	\$ 1,615,917	\$ 1,648,235	\$ 1,681,200	\$ 1,714,824	\$ 1,749,120	\$ 1,784,103
	\$ -	\$ 1,149,960	\$ 2,405,159	\$ 3,299,215	\$ 3,365,199	\$ 3,432,503	\$ 3,501,153	\$ 3,571,176	\$ 3,642,600	\$ 3,715,452	\$ 3,789,761	\$ 3,865,556	

Revenue Year	HOT Generated													
	14 2031	15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042		
Hotel Rooms Occupancy	780 70%													
Hotel Occupancy Tax														
# of Available Rooms	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700	284,700		
# of Occupied Rooms	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290	199,290		
Average Daily Rate	\$ 152.19	\$ 155.23	\$ 158.34	\$ 161.50	\$ 164.73	\$ 168.03	\$ 171.39	\$ 174.82	\$ 178.31	\$ 181.88	\$ 185.52	\$ 189.23		
Annual Taxable Revenue	\$ 30,329,749	\$ 30,936,344	\$ 31,555,071	\$ 32,186,172	\$ 32,829,896	\$ 33,486,493	\$ 34,156,223	\$ 34,839,348	\$ 35,536,135	\$ 36,246,857	\$ 36,971,795	\$ 37,711,231		
City Tax Rate	7%	\$ 2,123,082	\$ 2,165,544	\$ 2,208,855	\$ 2,253,032	\$ 2,298,093	\$ 2,344,055	\$ 2,390,936	\$ 2,438,754	\$ 2,487,529	\$ 2,537,280	\$ 2,588,026	\$ 2,639,786	\$ 47,718,368
State Tax Rate	6%	\$ 1,819,785	\$ 1,856,181	\$ 1,893,304	\$ 1,931,170	\$ 1,969,794	\$ 2,009,190	\$ 2,049,373	\$ 2,090,361	\$ 2,132,168	\$ 2,174,811	\$ 2,218,308	\$ 2,262,674	\$ 40,901,459
		\$ 3,942,867	\$ 4,021,725	\$ 4,102,159	\$ 4,184,202	\$ 4,267,886	\$ 4,353,244	\$ 4,440,309	\$ 4,529,115	\$ 4,619,698	\$ 4,712,091	\$ 4,806,333	\$ 4,902,460	\$ 88,619,827

## Financial Feasibility Analysis - Proposed Participation Rates

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

## Financial Feasibility Analysis - Proposed Participation Rates

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

# Financial Feasibility Analysis - 100% of Revenue

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

TAXABLE BASE YEAR GROWTH		2.00%	DISCOUNT RATE		6.00%
City of Grand Prairie	REAL PROPERTY TAX	0.6699860	BUSINESS PERSONAL PROPERTY TAX	0.6699860	S A L E S T A X
Dallas County	0.2397400	100%	0.2397400	100%	0.0200000
Parkland	0.2661000	100%	0.2661000	100%	
DCCD	0.1240000	100%	0.1240000	100%	
Grand Prairie ISD	1.5097000	100%	1.5097000	100%	
	2.8095380		2.8095380		
YEAR (ORIGINAL BOUNDARY)	BASE YEAR	0	0	0	T H O T
	2018	2018	2019	2020	City Tax Rate
				2021	7%
				2022	6%
				2023	
				2024	
				2025	
				2026	
				2027	
				2028	
				2029	
				2030	
				2031	
				2032	
				2033	
				2034	
				2035	
				2036	
				2037	
				2038	
				2039	
				2040	
				2041	T O T A L S
LE VALUE	52,673,086	52,673,086	52,673,086	52,673,086	
Dallas County	52,837,159	52,837,159	52,837,159	52,837,159	
Parkland	52,837,159	52,837,159	52,837,159	52,837,159	
DCCD	52,840,119	52,840,119	52,840,119	52,840,119	
Grand Prairie ISD	53,008,593	53,008,593	53,008,593	53,008,593	
	308,000,593		308,000,593		
LE VALUE INCREMENT	313,608,858	320,934,497	328,406,649	336,028,243	
Dallas County	314,390,440	321,734,992	329,226,435	336,867,707	
Parkland	314,390,440	321,734,992	329,226,435	336,867,707	
DCCD	314,387,440	321,734,991	329,223,433	336,864,704	
Grand Prairie ISD	314,568,664	321,920,209	329,318,785	337,067,333	
UE A (ORIGINAL BOUNDARY)	2,101,173	2,150,255	2,200,318	2,251,383	
LE VALUE GROWTH	753,720	771,327	789,287	807,607	
Dallas County	836,593	856,137	876,072	896,405	
Parkland	389,840	398,948	408,237	417,712	
DCCD	4,749,043	4,860,029	4,973,235	5,088,706	
	136,805,018		8,830,369	9,036,696	
YEAR (EXPANDED BOUNDARY)	250,244,730	250,244,730	250,244,730	250,244,730	
Dallas County	250,244,730	250,244,730	250,244,730	250,244,730	
Parkland	250,244,730	250,244,730	250,244,730	250,244,730	
DCCD	250,244,730	250,244,730	250,244,730	250,244,730	
Grand Prairie ISD	250,244,730	250,244,730	250,244,730	250,244,730	
LE VALUE	250,244,730	255,249,625	260,354,617	265,561,709	
Dallas County	250,244,730	255,249,625	260,354,617	265,561,709	
Parkland	250,244,730	255,249,625	260,354,617	265,561,709	
DCCD	250,244,730	255,249,625	260,354,617	265,561,709	
Grand Prairie ISD	250,244,730	255,249,625	260,354,617	265,561,709	
LE VALUE INCREMENT	0	5,004,895	10,109,887	15,316,979	
Dallas County	0	5,004,895	10,109,887	15,316,979	
Parkland	0	5,004,895	10,109,887	15,316,979	
DCCD	0	5,004,895	10,109,887	15,316,979	
Grand Prairie ISD	0	5,004,895	10,109,887	15,316,979	
UE A (ORIGINAL BOUNDARY)	0	33,533	67,736	102,623	
LE VALUE GROWTH	0	11,999	24,237	36,721	
Dallas County	0	13,318	26,902	40,758	
Parkland	0	6,206	12,536	18,993	
DCCD	0	75,559	152,629	231,240	
	17,706,203		0	140,614	
YEAR TARRANT COUNTY	472,778,865	472,778,865	472,778,865	472,778,865	
LE VALUE	Tarrant County	482,234,442	491,879,131	501,716,714	
LE VALUE INCREMENT	Tarrant County	9,455,577	19,100,266	26,937,849	
UE TARRANT COUNTY	Tarrant County	23,072	46,605	70,608	
LE VALUE GROWTH	Tarrant County	95,092	120,066	145,538	
DEVELOPMENT ZONE #1	REAL PROPERTY TAX	0	0	0	
BUSINESS PERSONAL PROPERTY	0	0	0	0	
City of Grand Prairie	22,440,000	136,084,320	138,806,006	141,582,127	
Dallas County	0	0	0	0	
Parkland	0	0	0	0	
DCCD	0	0	0	0	
Grand Prairie ISD	0	0	0	0	
	37,505,626		0	0	
DEVELOPMENT ZONE #2	REAL PROPERTY TAX	0	0	0	
BUSINESS PERSONAL PROPERTY	0	0	0	0	
City of Grand Prairie	1,200,000	31,059,000	31,680,180	72,215,204	
Dallas County	0	0	0	0	
Parkland	0	0	0	0	
DCCD	0	0	0	0	
Grand Prairie ISD	0	0	0	0	
	60,787,413		0	0	
DEVELOPMENT ZONE #3	REAL PROPERTY TAX	0	0	0	
BUSINESS PERSONAL PROPERTY	0	0	0	0	
City of Grand Prairie	8,040	20,095	212,257	483,840	
Dallas County	0	0	2,407	74,111	
Parkland	0	0	0	3,193	
DCCD	0	0	0	1,488	
Grand Prairie ISD	0	0	0	18,116	
	5,398,216		0	0	

# Financial Feasibility Analysis - 100% of Revenue

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

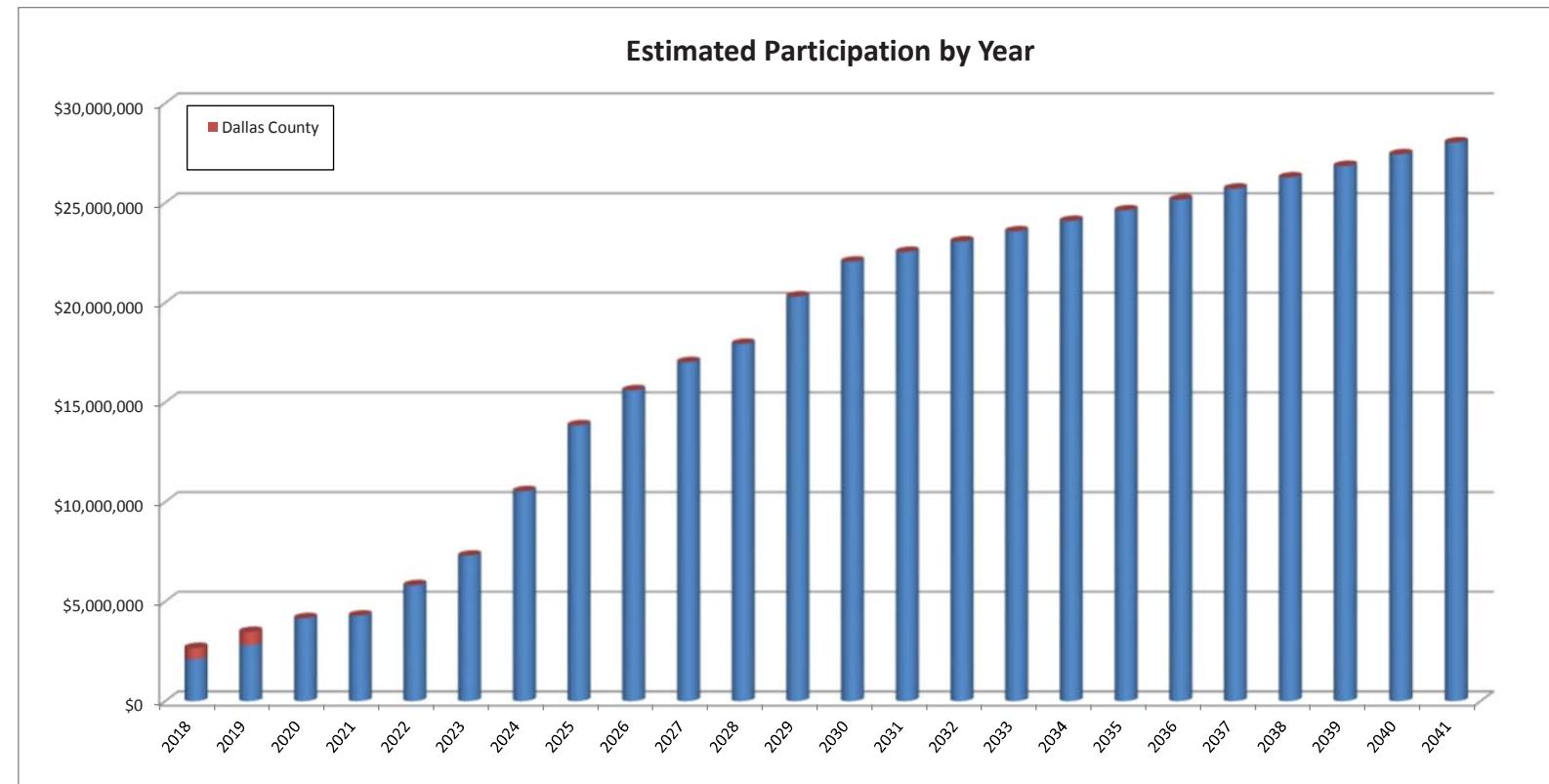
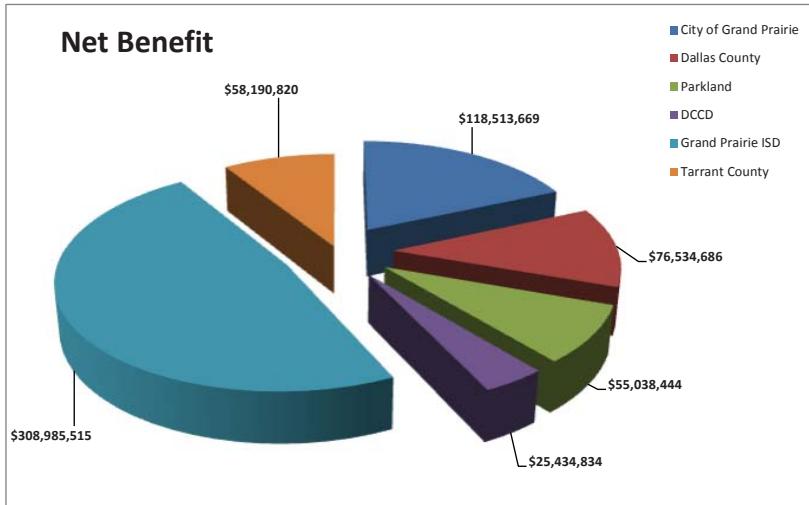
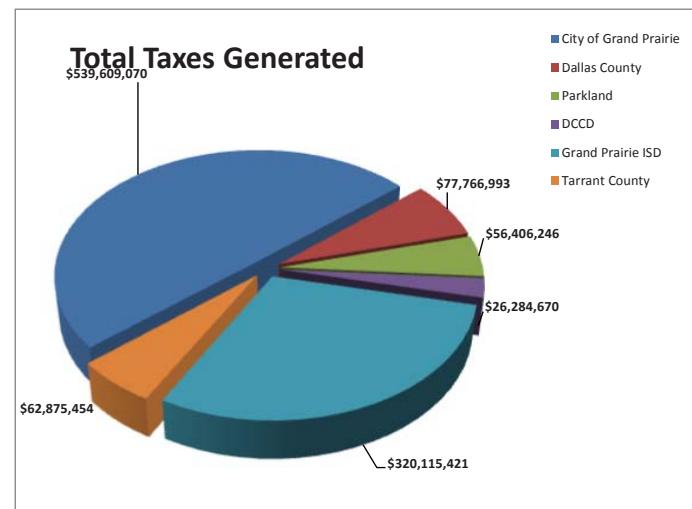
TAXABLE BASE YEAR GROWTH 2.00%  
DISCOUNT RATE 6.00%

REAL PROPERTY TAX		BUSINESS PERSONAL PROPERTY TAX		SALES TAX		HOT		REAL PROPERTY TAX																			
City of Grand Prairie	0.6699980 100% 0.6699980	Dallas County	0.2397400 100% 0.2397400	Parkland	0.2661000 100% 0.2661000	DCCD	0.1240000 100% 0.1240000	Tarrant County	0.2440000 100% 0.2440000																		
Grand Prairie ISD	1.5097000 100% 1.5097000	Grand Prairie ISD	1.5097000 100% 1.5097000																								
	2.8095380		2.8095380																								
TAX YEAR	BASE YEAR 2018	0 2018	0 2019	0 2020	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040	21 2041	TOTALS	
<b>AREA DEVELOPMENT ZONE #4</b>																											
REAL PROPERTY TAX	0	0	0	0	0	0	66,856,104	68,193,226	69,557,091	70,948,232	72,367,197	73,814,541	117,119,072	119,461,453	121,850,682	124,287,696	126,773,450	129,308,919	131,895,097	134,532,999	137,223,659	139,968,132	142,767,495	145,622,845			
BUSINESS PERSONAL PROPERTY	0	0	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 Grand Prairie	0	0	0	0	0	0	447,935	456,893	466,031	475,352	484,859	494,556	784,695	800,389	816,397	832,725	849,380	866,367	883,695	901,368	919,396	937,784	956,539	975,670			
Dallas County	0	0	0	0	0	0	160,281	163,486	166,756	170,091	173,493	176,963	280,781	286,397	292,125	297,967	303,927	310,005	316,205	322,529	328,980	335,560	342,271	349,116			
Parkland	0	0	0	0	0	0	177,904	181,462	185,091	188,793	192,569	196,420	311,654	317,887	324,245	330,730	337,344	344,091	350,973	357,992	365,152	372,455	379,904	387,502			
DCCD	0	0	0	0	0	0	82,902	84,560	86,251	87,976	89,735	91,530	145,228	148,132	151,095	154,117	160,343	163,550	166,821	170,157	173,560	177,032	180,572				
Grand Prairie ISD	0	0	0	0	0	0	1,009,327	1,029,513	1,050,103	1,071,105	1,092,526	1,114,378	1,768,147	1,803,510	1,839,580	1,876,371	1,913,899	1,952,177	1,991,220	2,031,045	2,071,666	2,113,099	2,155,361	2,198,468			
npv @ 6%	<b>21,937,741</b>	0	0	0	0	0	1,878,348	1,915,915	1,954,233	1,993,318	2,033,184	2,073,848	3,290,505	3,356,315	3,423,441	3,491,910	3,561,748	3,632,983	3,705,643	3,779,756	3,855,351	3,932,458	4,011,107	4,091,329	<b>55,981,390</b>		
<b>AREA DEVELOPMENT ZONE #5</b>																											
REAL PROPERTY TAX	0	0	0	0	0	0	0	184,013,467	223,576,363	228,047,890	269,941,132	275,339,955	280,846,754	286,463,689	292,192,962	298,036,822	303,997,558	310,077,509	316,279,060	322,604,641	329,056,734	335,637,868	342,350,626	349,197,638			
BUSINESS PERSONAL PROPERTY	0	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 Grand Prairie	0	0	0	0	0	0	1,232,887	1,497,957	1,527,916	1,808,600	1,844,772	1,881,668	1,919,301	1,957,687	1,996,841	2,036,778	2,077,513	2,119,063	2,161,445	2,204,674	2,248,767	2,293,742	2,339,617				
Dallas County	0	0	0	0	0	0	441,154	536,002	546,722	647,157	660,100	673,703	714,513	728,804	743,380	758,247	773,412	788,581	804,658	820,751	837,166						
Parkland	0	0	0	0	0	0	489,660	594,937	606,835	718,313	732,680	747,333	762,280	777,525	793,076	808,938	825,116	841,619	858,451	875,620	893,132	910,995					
DCCD	0	0	0	0	0	0	228,177	277,235	282,779	334,727	341,422	348,250	355,215	362,319	363,566	376,957	384,496	392,186	400,030	408,030	416,191	424,515	433,005				
Grand Prairie ISD	0	0	0	0	0	0	2,778,051	3,375,332	3,442,839	4,075,301	4,156,807	4,239,943	4,324,742	4,411,237	4,499,462	4,589,451	4,681,240	4,774,865	4,870,362	4,967,770	5,067,125	5,168,467	5,271,837				
npv @ 6%	<b>54,624,168</b>	0	0	0	0	0	5,169,928	6,281,463	6,407,092	7,584,099	7,735,781	7,890,496	8,048,306	8,209,272	8,373,458	8,540,927	8,711,745	8,885,980	9,063,700	9,244,974	9,429,873	9,618,471	9,810,840	<b>139,006,407</b>			
<b>AREA DEVELOPMENT ZONE #6</b>																											
REAL PROPERTY TAX	0	0	0	0	0	0	68,874,480	417,670,245	613,912,224	764,559,395	936,702,485	955,436,534	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	#####	
BUSINESS PERSONAL PROPERTY	0	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 Grand Prairie	0	0	0	0	0	0	461,458	2,798,382	4,113,200	5,122,533	6,275,888	6,401,406	8,497,099	8,681,454	8,855,083	9,057,176	9,238,320	9,423,086	9,611,548	9,803,779	9,999,855	10,199,852	10,403,849	10,611,926	10,824,164		
Tarrant County	0	0	0	0	0	0	168,054	1,019,115	1,497,946	1,865,525	2,285,554	2,331,265	3,094,475	3,161,614	3,224,846	3,289,444	3,364,413	3,431,701	3,500,335	3,570,342	3,641,749	3,714,584	3,788,876	3,864,653	3,941,946		
Parkland	0	0	0	0	0	0	183,275	1,111,421	1,633,620	2,034,493	2,492,565	2,542,417	3,374,754	3,447,773	3,516,932	3,597,197	3,669,141	3,742,524	3,817,374	3,893,721	3,971,596	4,051,028	4,132,048	4,214,689	4,298,983		
DCCD	0	0	0	0	0	0	85,404	517,911	761,251	948,054	1,161,511	1,184,741	1,572,602	1,606,722	1,638,856	1,676,259	1,709,784	1,743,979	1,778,859	1,814,43							

## Financial Feasibility Analysis

### Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$539,609,070	\$421,095,400	\$118,513,669
Dallas County	\$77,766,993	\$1,232,307	\$76,534,686
Parkland	\$56,406,246	\$1,367,802	\$55,038,444
DCCD	\$26,284,670	\$849,836	\$25,434,834
Grand Prairie ISD	\$320,115,421	\$11,129,905	\$308,985,515
Tarrant County	\$62,875,454	\$4,684,634	\$58,190,820
<b>Total</b>	<b>\$1,083,057,853</b>	<b>\$440,359,885</b>	<b>\$642,697,968</b>



**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 #1 in Years:**

The TIRZ will be extended for an additional 20 year term and is scheduled to end on December 31, 2041.

**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.

