

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

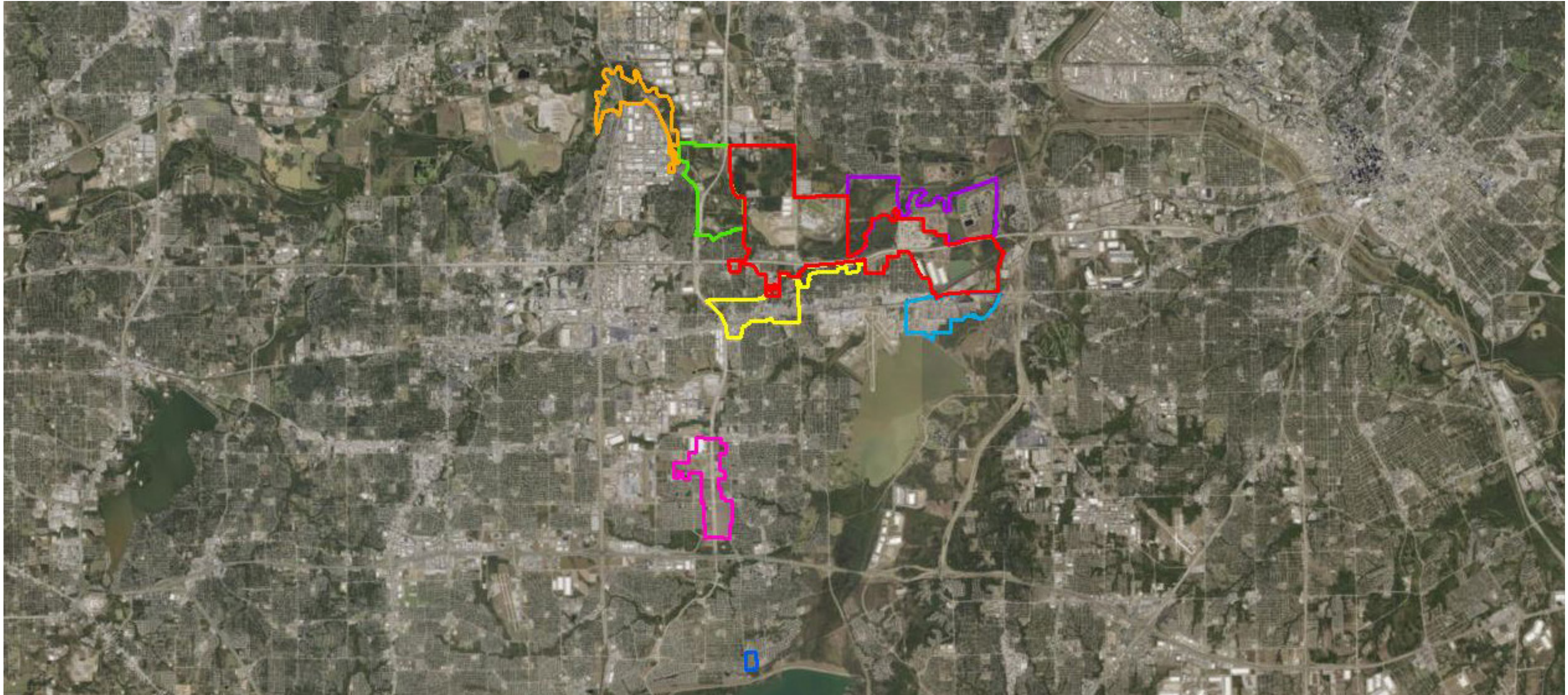
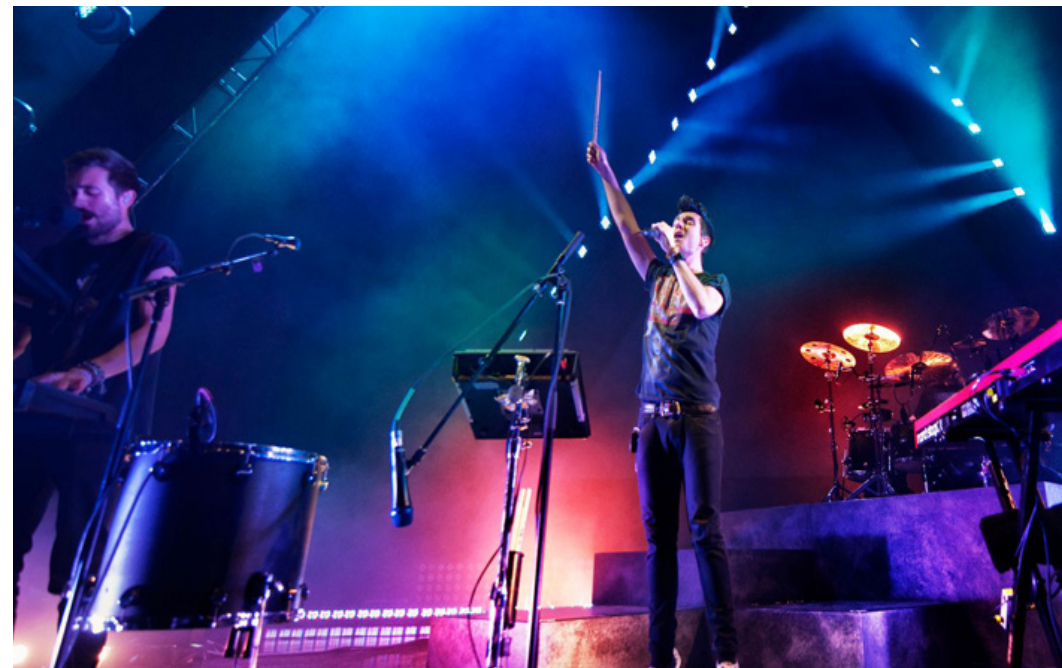


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Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2021 population of 197,590, it is the 15th largest city in Texas and in the top 150 nationwide.

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.

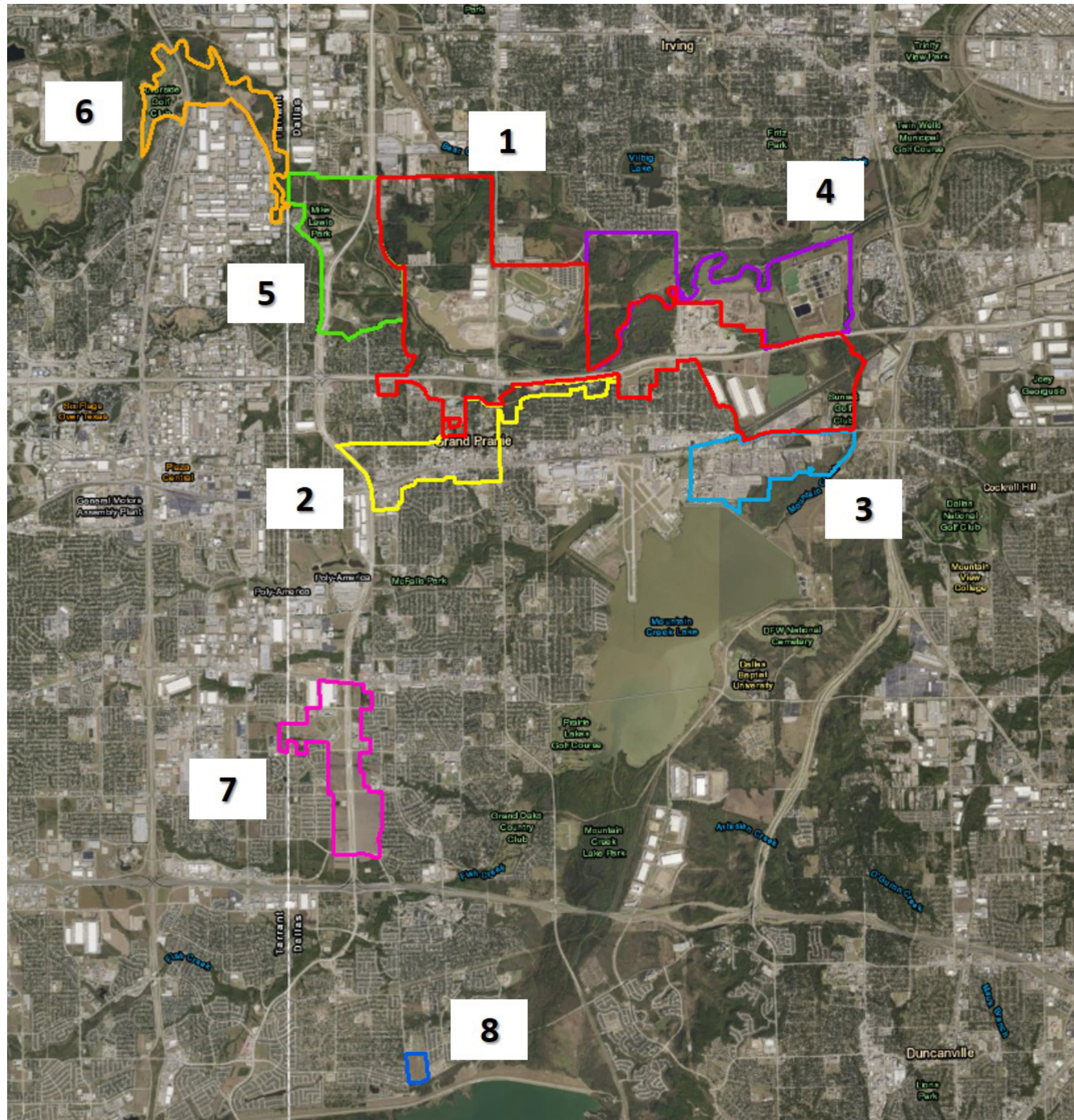
Local attractions within Grand Prairie include Epic Waters, a community-driven indoor waterpark showcasing 80,000 square-foot of year-round water fun, Lone Star Park, a Class 1 track featuring a European-style paddock and live racing on dirt and grass surfaces, The Theatre at Grand Prairie, a 6,350-seat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



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.



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.

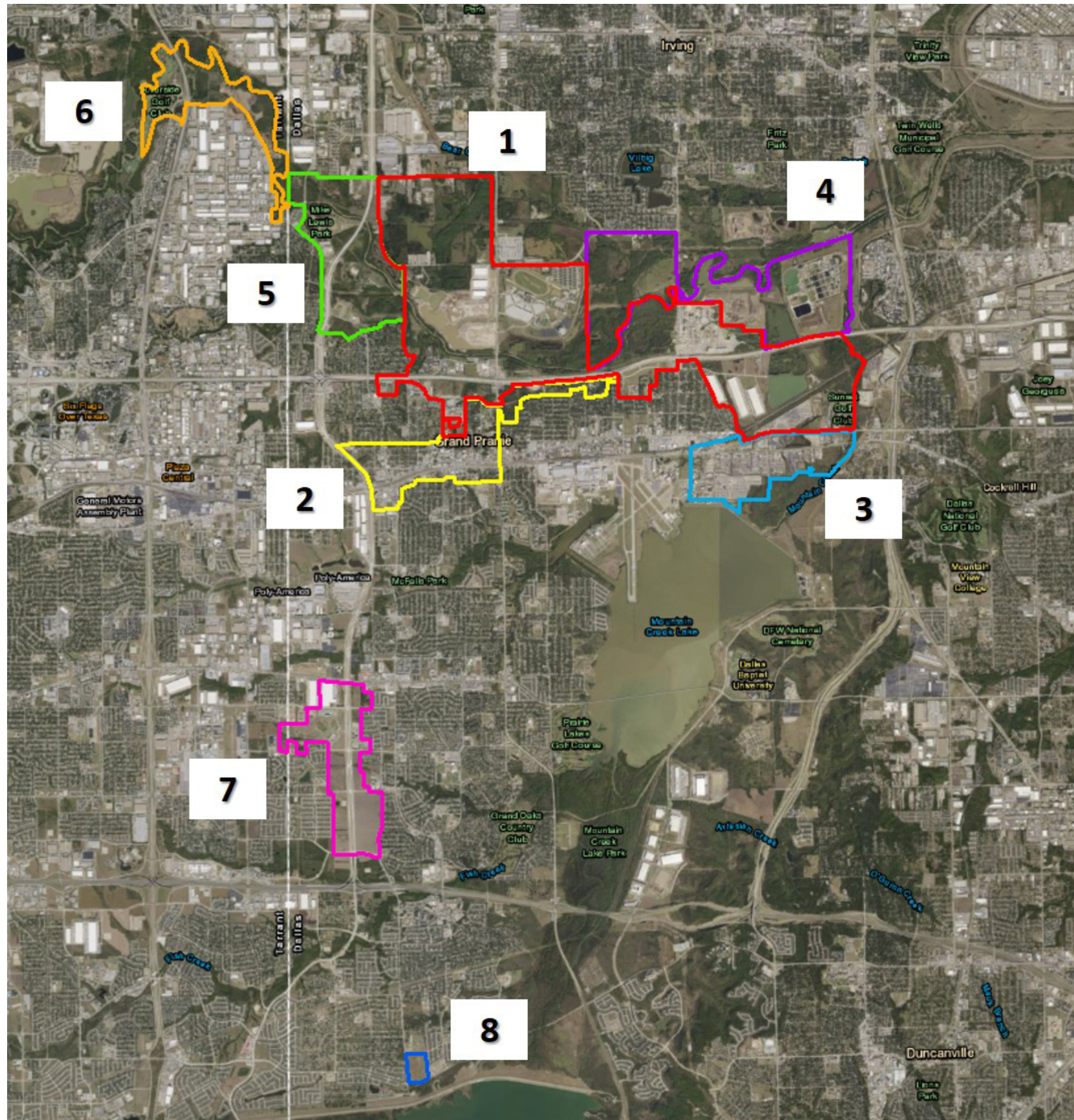
Without the implementation of the TIRZ, the specified property would impair the sound growth of the municipality.

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:**

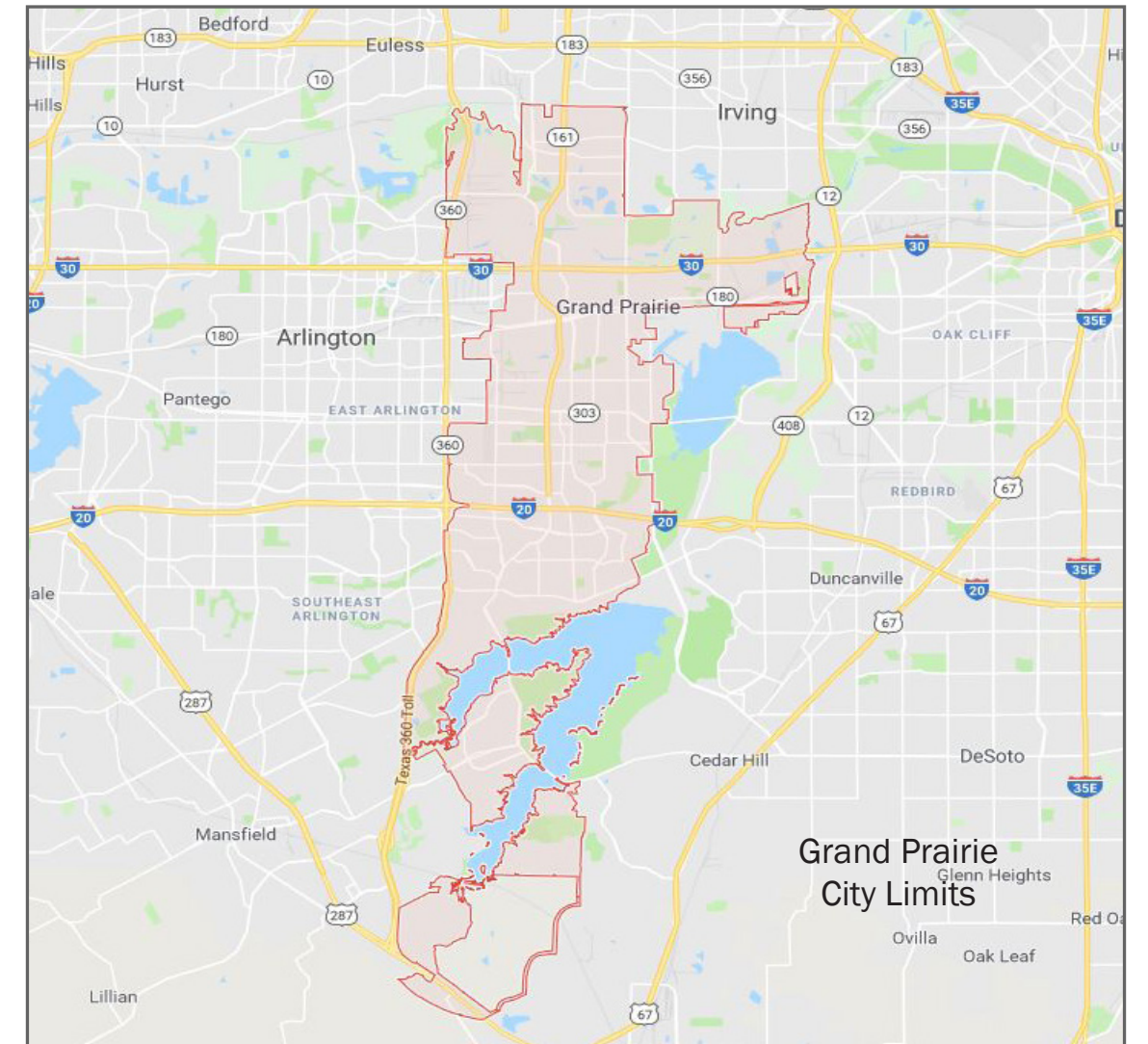
- (1) issue bonds;
- (2) impose taxes or fees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.

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.**



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 li ne 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;

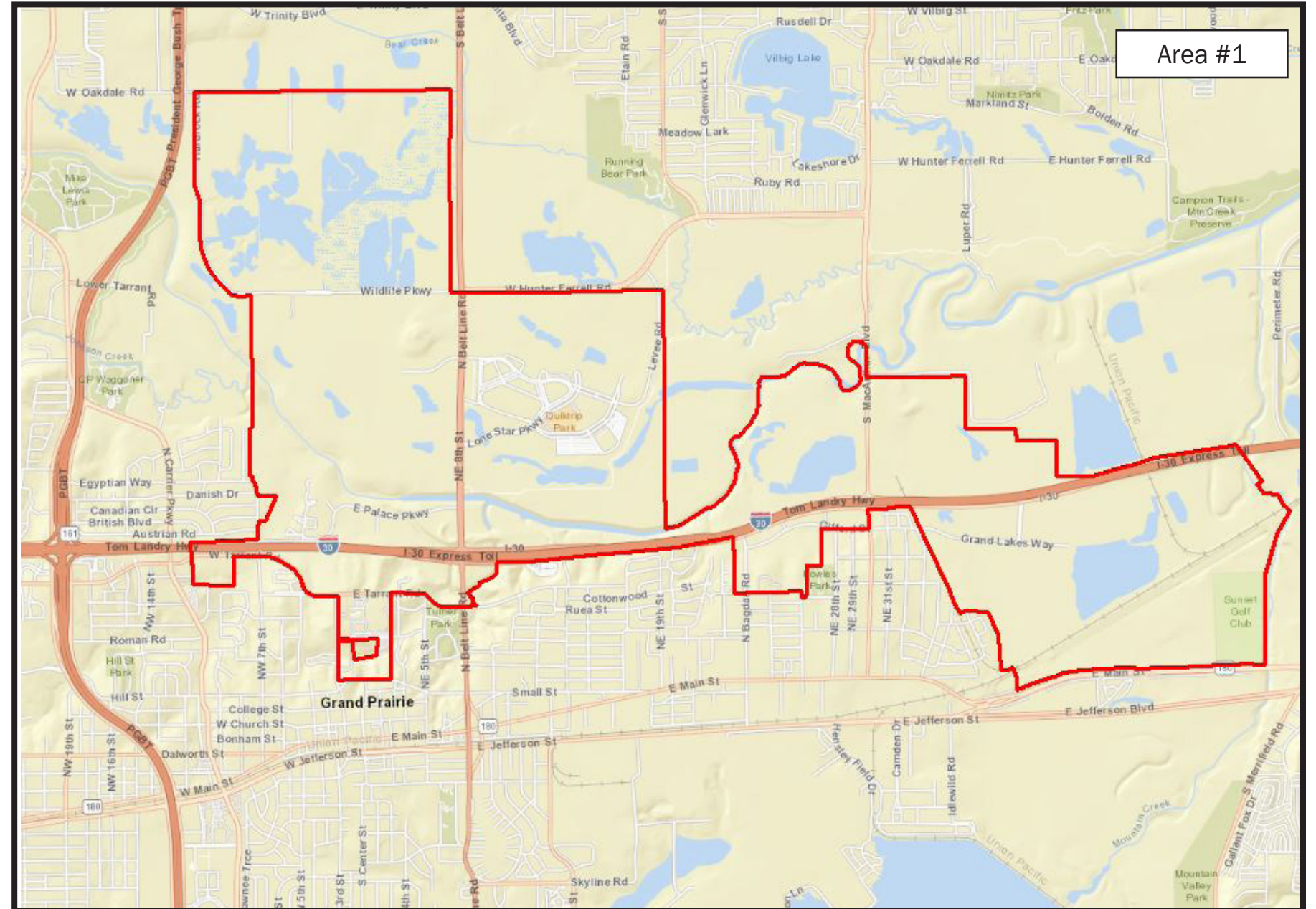
THENCE westerly, along the south line of Tarrant Road passing NW 7th Street to the northeast corner of a tract of land containing Adams Middle School;

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 li ne 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 110.0 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 Oakdale Road;

THENCE easterly, along the north line of Oakdale 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 531.52'

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 211.29'

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

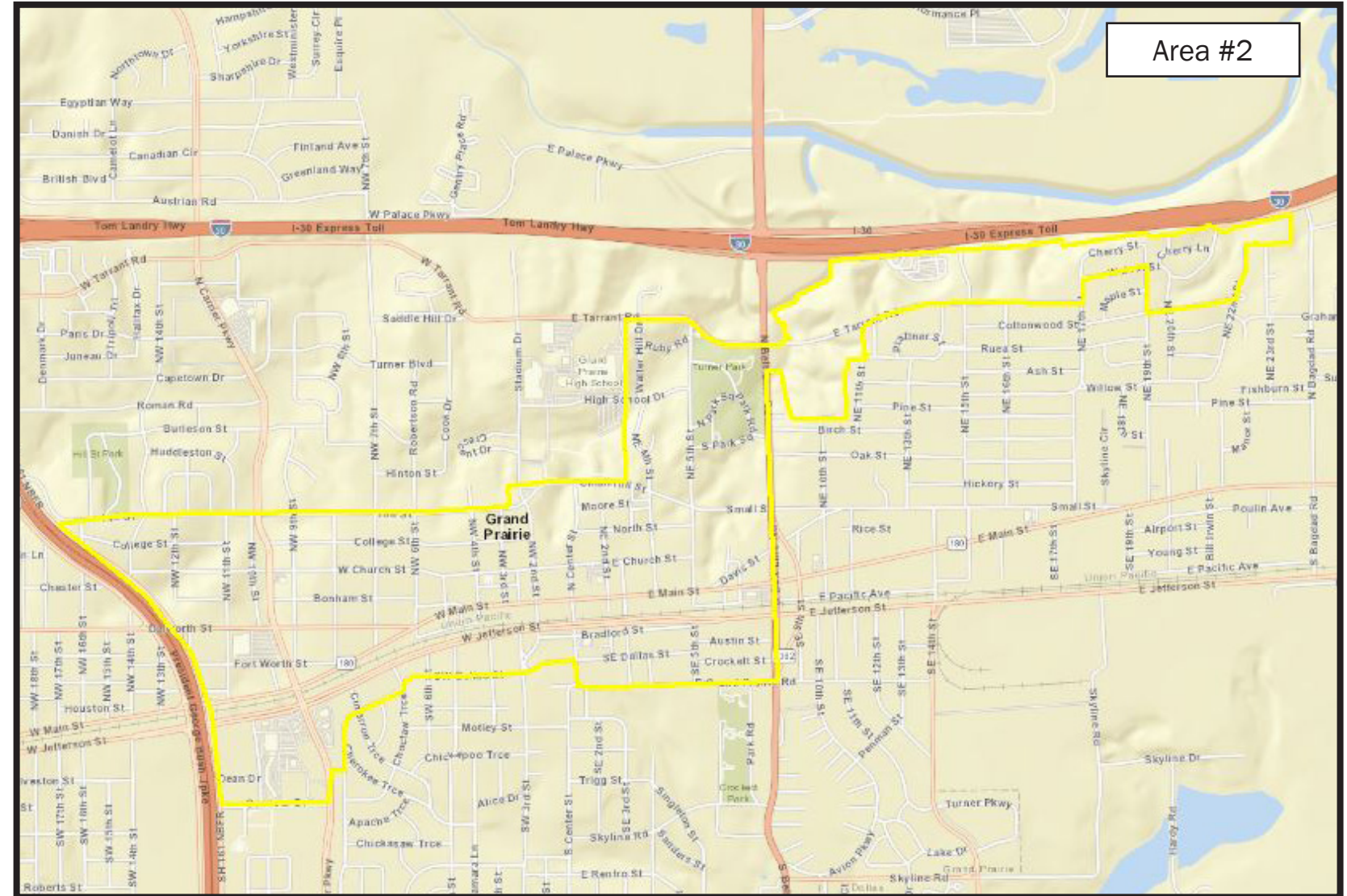
North along the eastern boundary of Property ID 65037678510030000 to the point it meets the southern ROW boundary of High School Drive, thence

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

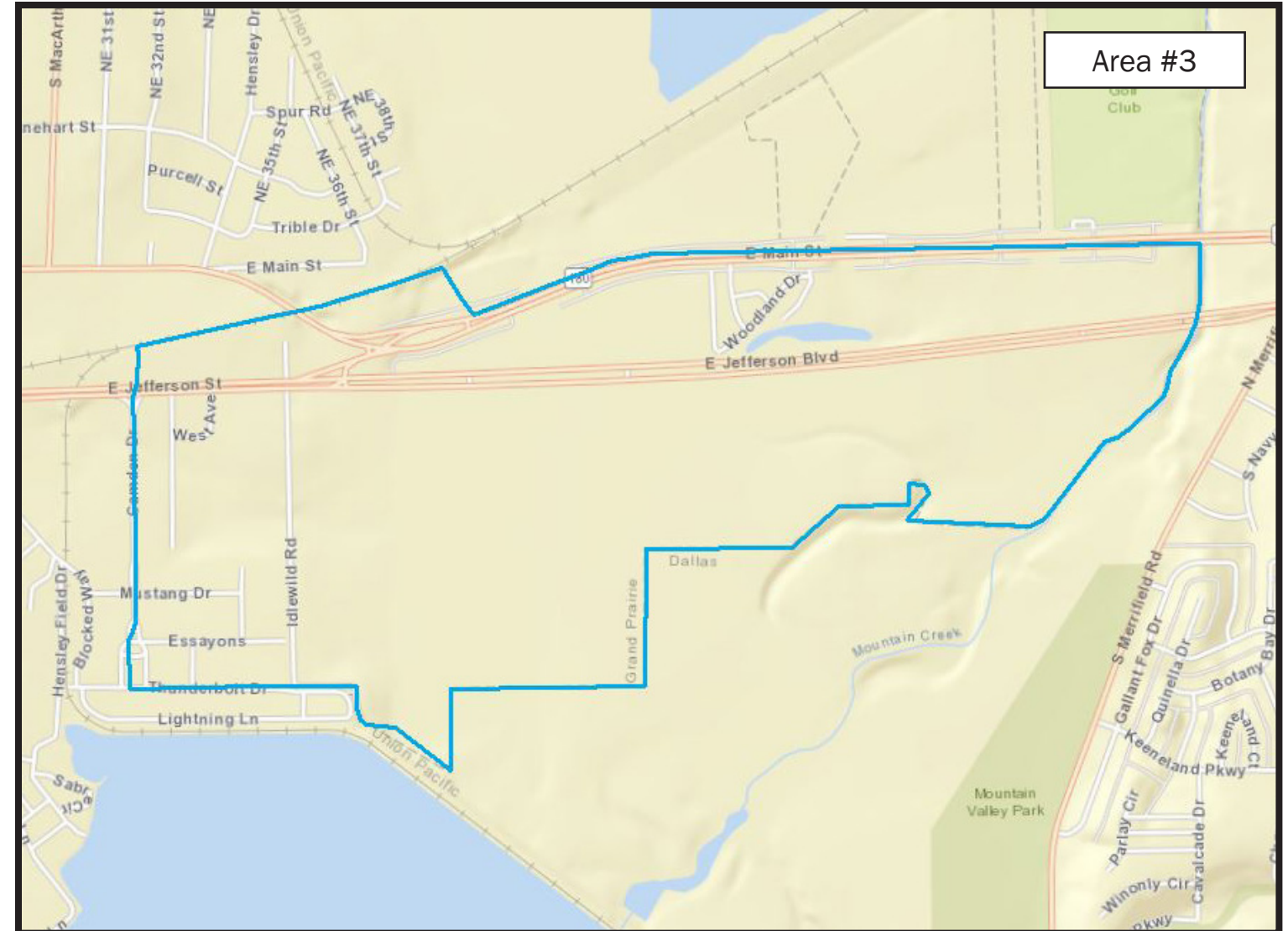
Continuing south along the Grand Prairie City limit boundary through Property ID 00000806551000000, thence

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

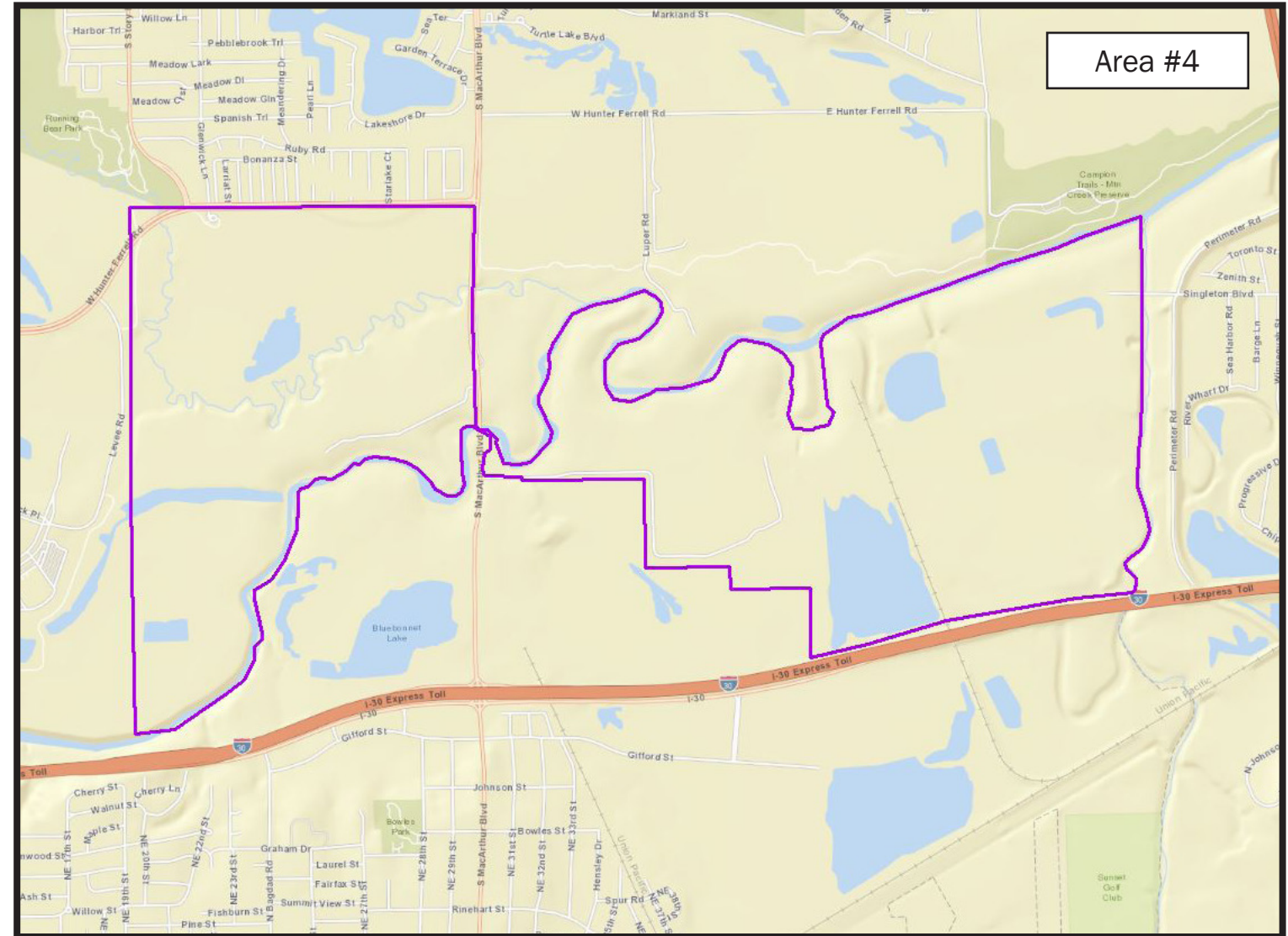
West following the West Fork River to the point it meets the southwest corner of Property ID 65050616010240000, thence

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

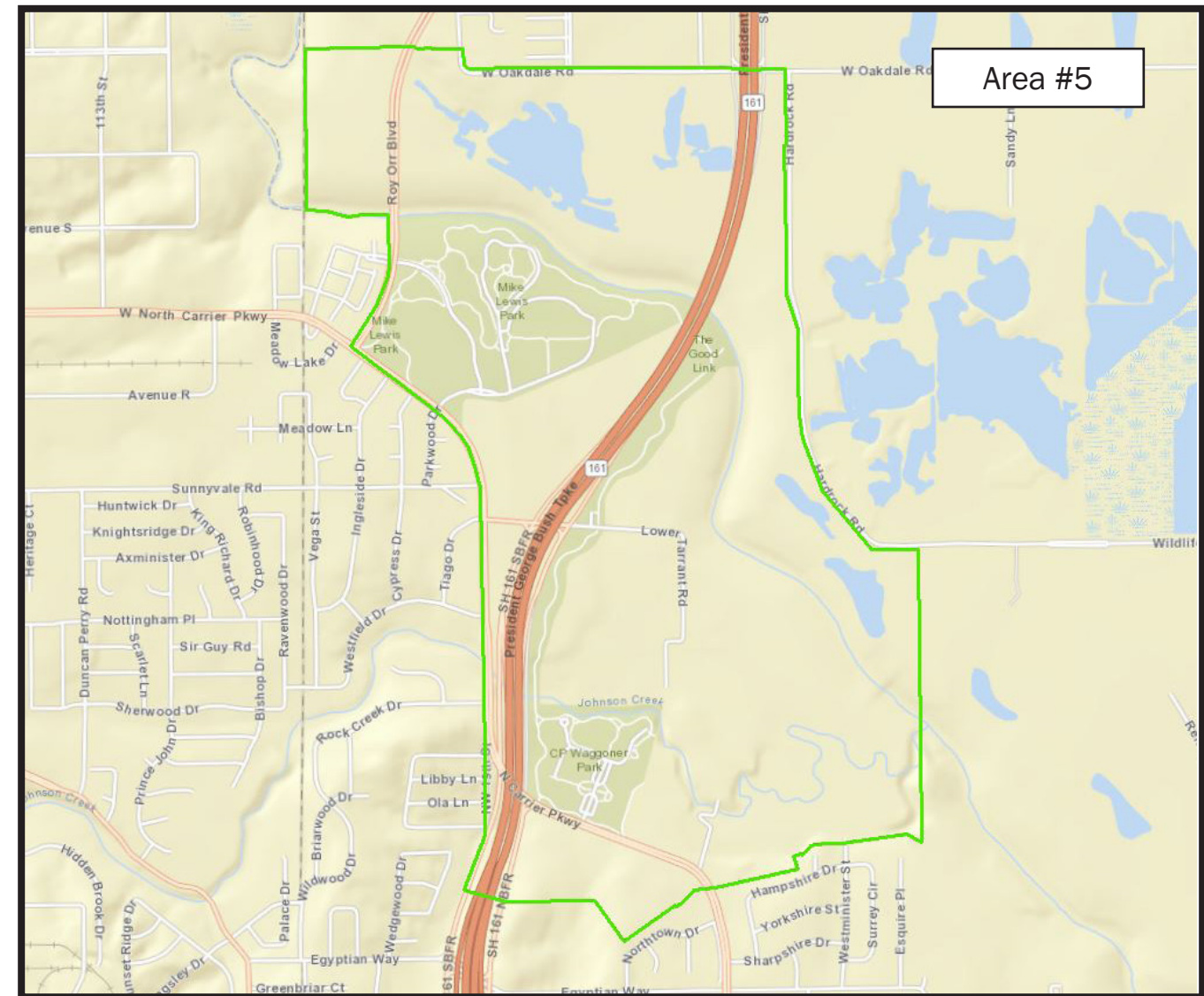
North along the western ROW boundary of State Highway 161 to the point it meets the western ROW boundary of N Carrier Parkway, thence

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

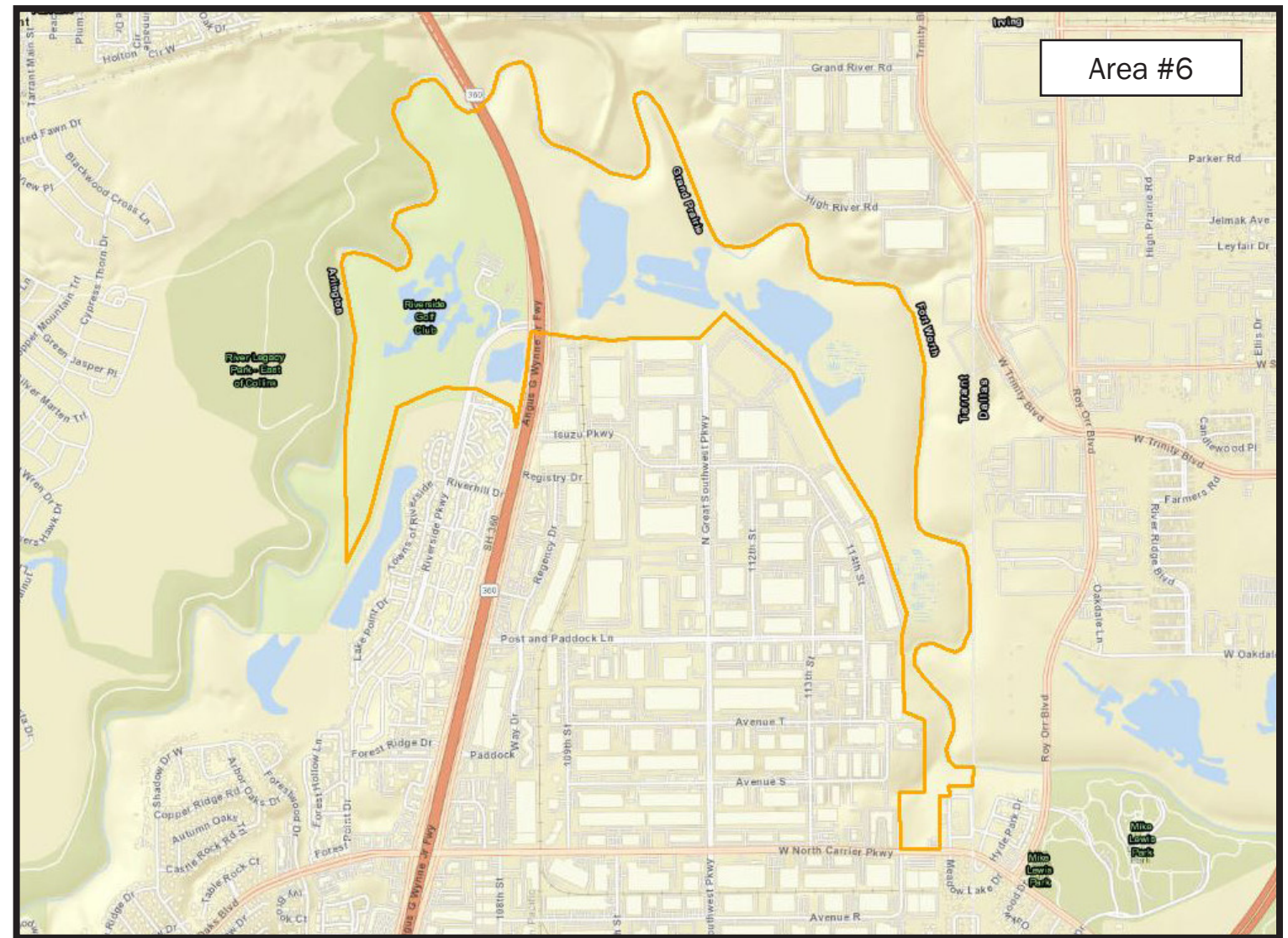
West along the southern boundary of Property ID 05689619 to the southeast boundary of Property ID 06254888, thence

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

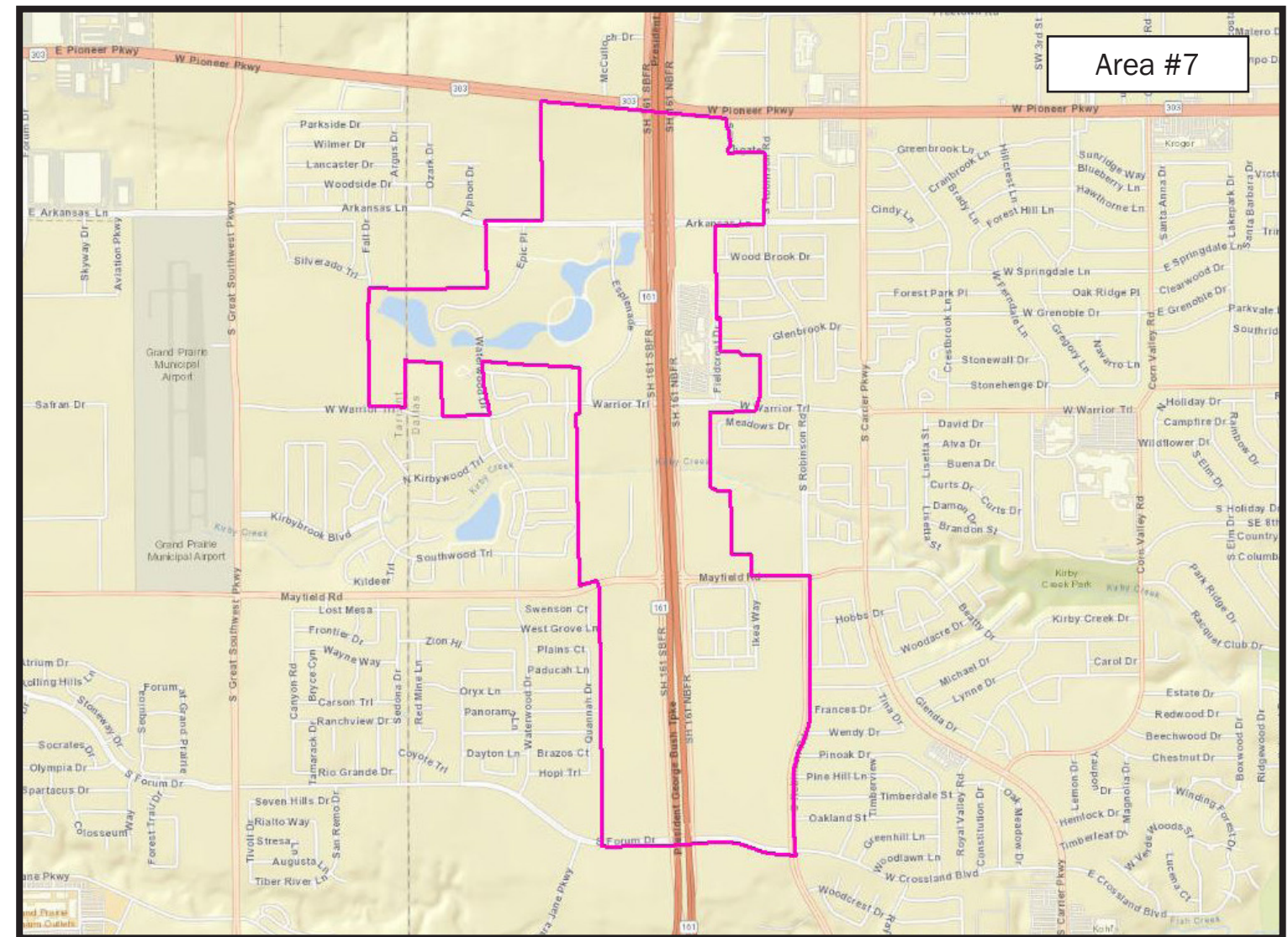
South along the eastern boundary of Property ID 65005944510020400 to the point it meets the northeast corner of Property ID 65005944510020700, thence

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 northern ROW boundary of W Warrior Trail, thence

West along the northern 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 northern 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

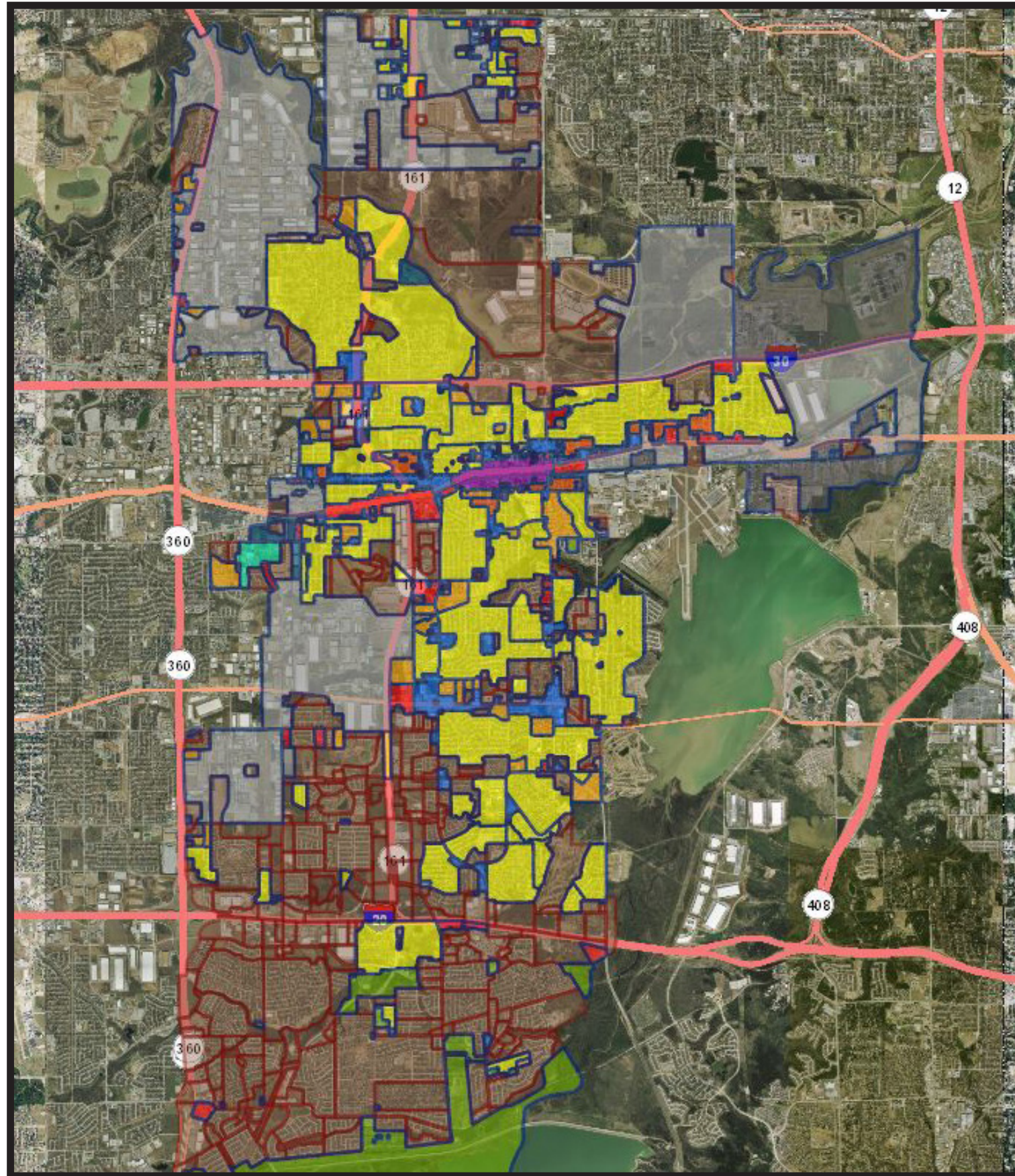
South along the eastern boundary of Property ID 65146023510110000, thence

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.





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 Incremental 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.



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%	0.6699980
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.66999800

Personal Property Tax		Participation	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.27940000	0%	0.0000000
DCCD	0.12423800	0%	0.0000000
Grand Prairie ISD	1.59500000	0%	0.0000000
	2.91173600		0.00000000

Real Property Tax		Participation	
Tarrant County	0.24400000	50%	0.1220000

*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	0.6699800	100%	0.6699800
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		0.6699800

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.6699800	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 #1

Year	AREA	REAL PROPERTY		PERSONAL PROPERTY		SALES		
		SF/UNITS	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
2022	Hotel	200	\$ 110,000	\$ 22,000,000	\$ -	\$ -	\$ -	\$ -
2023	Restaurant	6,000	\$ 200	\$ 1,200,000	\$ -	\$ -	\$ 325.00	\$ 1,950,000
2023	Conference Space	12,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2023	Industrial	500,000	\$ 70	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
2023	Multifamily	300	\$ 130,000	\$ 14,300,000	\$ -	\$ -	\$ -	\$ -
2023	Office	240,000	\$ 140	\$ 41,600,000	\$ -	\$ -	\$ -	\$ -
2024	Hotel	130	\$ 110,000	\$ 128,250,000	\$ -	\$ -	\$ -	\$ -
2024	Multifamily	320	\$ 130,000	\$ 1,080,000	\$ -	\$ -	\$ -	\$ -
2024	Retail	135,000	\$ 950	\$ 22,000,000	\$ -	\$ -	\$ 250.00	\$ 33,750,000
2024	Retail	6,000	\$ 180	\$ 39,000,000	\$ -	\$ -	\$ 250.00	\$ 1,500,000
2024	Multifamily	280	\$ 130,000	\$ 36,400,000	\$ -	\$ -	\$ -	\$ -
2024	Retail	29,000	\$ 180	\$ 5,220,000	\$ -	\$ -	\$ 250.00	\$ 7,250,000
2024	Multifamily	600	\$ 130,000	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2026	Multifamily	300	\$ 130,000	\$ 78,000,000	\$ -	\$ -	\$ -	\$ -
2028	Hotel	200	\$ 110,000	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
2028	Office	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2028	Office	180,000	\$ 140	\$ 25,200,000	\$ -	\$ -	\$ -	\$ -
2028	Office	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2028	Office	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2028	Multifamily	300	\$ 130,000	\$ 39,000,000	\$ -	\$ -	\$ -	\$ -
2030	Office	300,000	\$ 140	\$ 42,000,000	\$ -	\$ -	\$ -	\$ -
2030	Retail	140,000	\$ 180	\$ 25,200,000	\$ -	\$ -	\$ 250.00	\$ 35,000,000
2032	Office	180,000	\$ 140	\$ 25,200,000	\$ -	\$ -	\$ -	\$ -
2032	Office	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2034	Office	210,000	\$ 140	\$ 29,400,000	\$ -	\$ -	\$ -	\$ -
2034	Office	240,000	\$ 140	\$ 33,600,000	\$ -	\$ -	\$ -	\$ -
2034	Office	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%	\$ 119,419,033	\$ 87,957,697	\$ 31,461,331
		100.0%	73.7%	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%	\$ 20,975,506	\$ 20,975,506	\$ -
		100.0%	100.0%	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%	\$ 98,443,522	\$ 66,982,191	\$ 31,461,331
		100.0%	68.0%	32.0%

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	0.66999800	100%	0.66999800
Dallas County	0.23974000	0%	0.00000000
Parkland	0.26610000	0%	0.00000000
DCCD	0.12400000	0%	0.00000000
Grand Prairie ISD	1.50970000	0%	0.00000000
	2.80953800		0.66999800

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

SALES TAX RATE	0.0200000	0.00%	0.00000000
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AREA DEVELOPMENT ZONE #2		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / 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	\$ -	\$ -	\$ -	\$ -
TOTAL					\$ 285,000,000	\$ -		\$ 22,700,000	

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	26.2% \$ 42,697,425	= \$ 37,583,518	+ \$ -	+ \$ 5,113,908
Dallas County	8.3% \$ 13,448,208	= \$ 13,448,208	+ \$ -	\$ -
Parkland	9.2% \$ 14,926,872	= \$ 14,926,872	+ \$ -	\$ -
DCCD	4.3% \$ 6,955,776	= \$ 6,955,776	+ \$ -	\$ -
Grand Prairie ISD	52.0% \$ 84,686,576	= \$ 84,686,576	+ \$ -	\$ -
	100.0% \$ 162,714,859	\$ 157,600,950	\$ -	\$ 5,113,908
	100.0%	96.9%	0.0%	3.1%

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

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

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	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #3		Year	AREA SF/UNITS	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
	Industrial	2030	500,000	\$ 70.00	\$ 35,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL					<u>35,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

► 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	+ \$ -	+ \$ -
	100.0%	\$ 15,761,624	\$ 15,761,624	\$ -	\$ -
		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%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 3,758,716	\$ 3,758,716	\$ -	\$ -
		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	+ \$ -	+ \$ -
	100.0%	\$ 12,002,907	\$ 12,002,907	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

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	AREA SF	REAL PROPERTY \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
	Industrial	2024	900,000	\$ 70.00	\$ 63,000,000	\$ -	\$ -		
	Industrial	2030	500,000	\$ 70.00	\$ 35,000,000			\$ -	
TOTAL					98,000,000		-		-

► 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%	\$ 55,981,390	\$ 55,981,390	\$ -	\$ -
		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%	\$ 13,350,031	\$ 13,350,031	\$ -	\$ -
		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%	\$ 42,631,359	\$ 42,631,359	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Table with columns for Calendar Year (0 to 21) and rows for TOTAL TAX REVENUE, INDUSTRIAL, REAL PROPERTY, PERSONAL PROPERTY, SALES TAX, and PARTICIPATION. Includes sub-rows for PV, Taxable Value, and GROSS across various jurisdictions and a final SUMMARY row.

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	0.0200000	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		\$ -		\$ -

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% \$ 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% \$ 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% \$ 105,857,179	100.0% \$ 105,857,179	0.0% \$ -	0.0% \$ -

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%	0.12200000
	2.81379800		0.79199800

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.00000000
Parkland	0.27940000	0%	0.00000000
DCCD	0.12423800	0%	0.00000000
Grand Prairie ISD	1.59500000	0%	0.00000000
Tarrant County	0.24400000	0%	0.00000000
	2.91263600		0.00000000

SALES TAX RATE	0.02000000	0.00%	0.00000000
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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
TOTAL				\$ 1,049,020,000		\$ -		\$ 23,650,000

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	\$ -	\$ -
DCCD	4.4%	\$ 27,831,616	\$ -	\$ -
Grand Prairie ISD	53.7%	\$ 338,849,925	\$ -	\$ -
Tarrant County	8.7%	\$ 54,765,438	\$ -	\$ -
	100.0%	\$ 631,552,787	\$ -	\$ -

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

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

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 \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / 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

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%

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%	0.66999800
Dallas County	0.23974000	0%	0.00000000
Parkland	0.26610000	0%	0.00000000
DCCD	0.12400000	0%	0.00000000
Grand Prairie ISD	1.50970000	0%	0.00000000
	2.80953800		0.66999800

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

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #8	Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
			\$ / 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!	\$ -	\$ -	\$ -	\$ -
	#DIV/0!	#DIV/0!	#DIV/0!	#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!	\$ -	\$ -	\$ -	\$ -
	#DIV/0!	#DIV/0!	#DIV/0!	#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!	\$ -	\$ -	\$ -	\$ -
	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

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																											
	% OCCUPIED	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
REAL PROPERTY																											
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	% OCCUPIED	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
PERSONAL PROPERTY																											
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	% OCCUPIED	0%	0%	0%	0%	0%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX																											
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SUMMARY																											
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																											
SUMMARY																											
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Dallas County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parkland		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
DCCD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grand Prairie ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

HOT Generated													
Revenue Year	1	2	3	4	5	6	7	8	9	10	11	12	13
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Hotel Rooms		0	330	580	780	780	780	780	780	780	780	780	780
Occupancy	0%	0%	60%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%
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

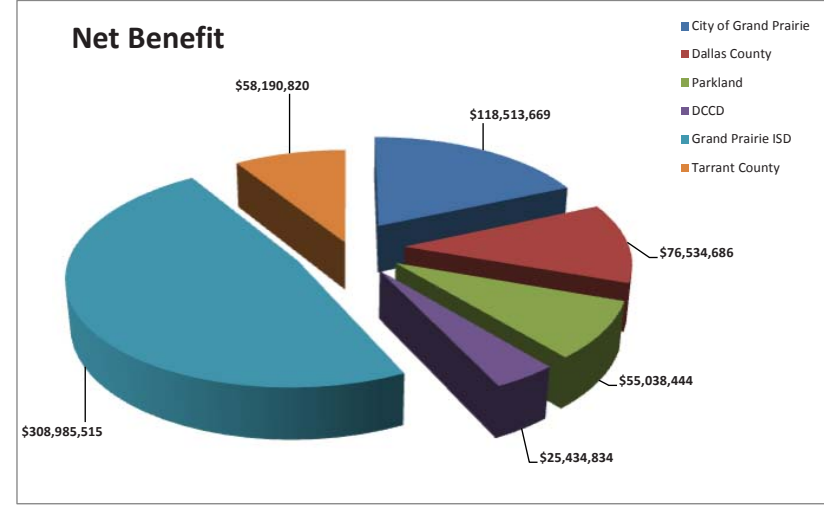
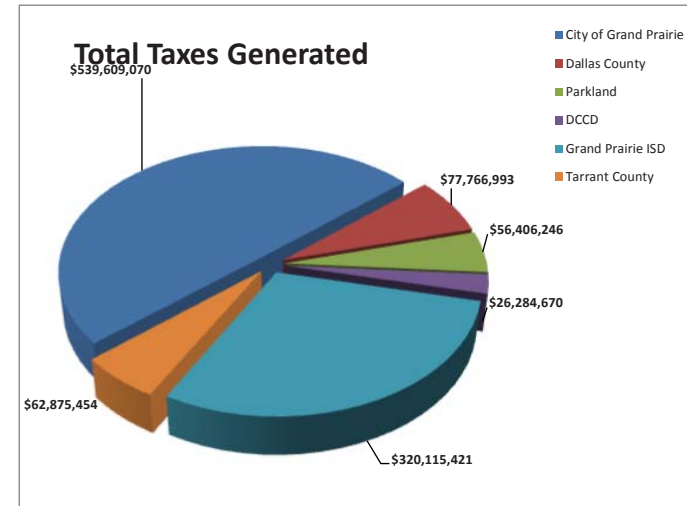
Financial Feasibility Analysis

		HOT Generated												
Revenue Year		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		780	780	780	780	780	780	780	780	780	780	780	780	
Occupancy		70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	70%	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

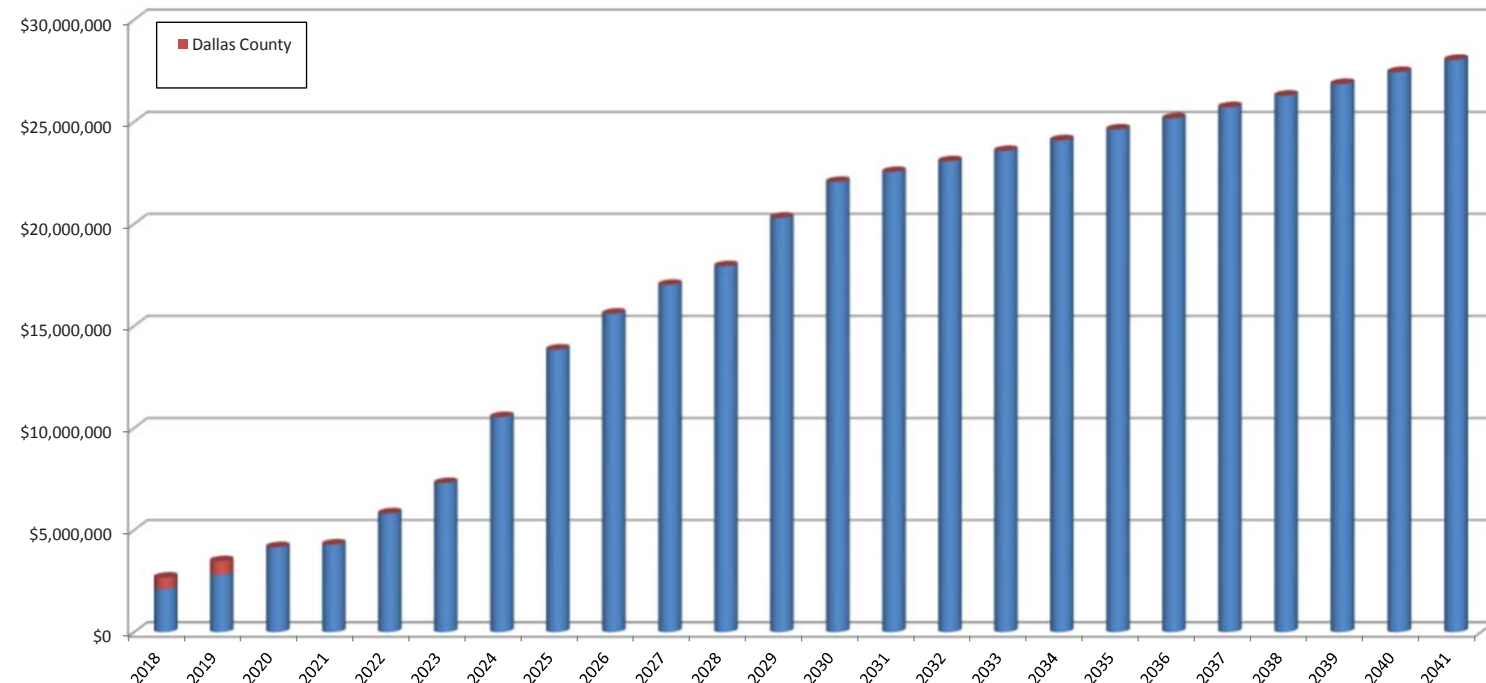
Financial Feasibility Analysis

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
Total	\$1,083,057,853	\$440,359,885	\$642,697,968



Estimated Participation by Year



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.

