

# Tax Increment Reinvestment Zone #3 City of Grand Prairie, Texas

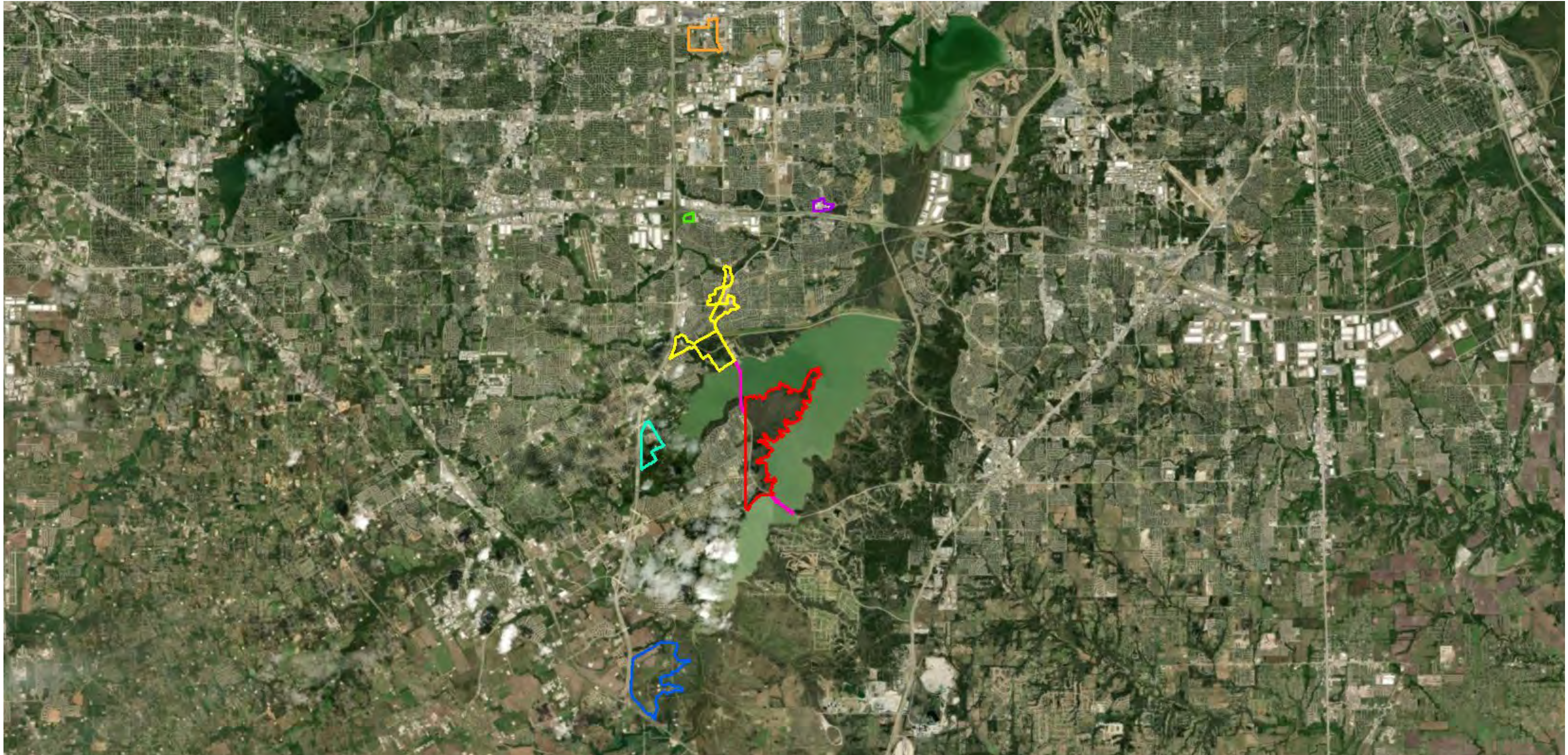
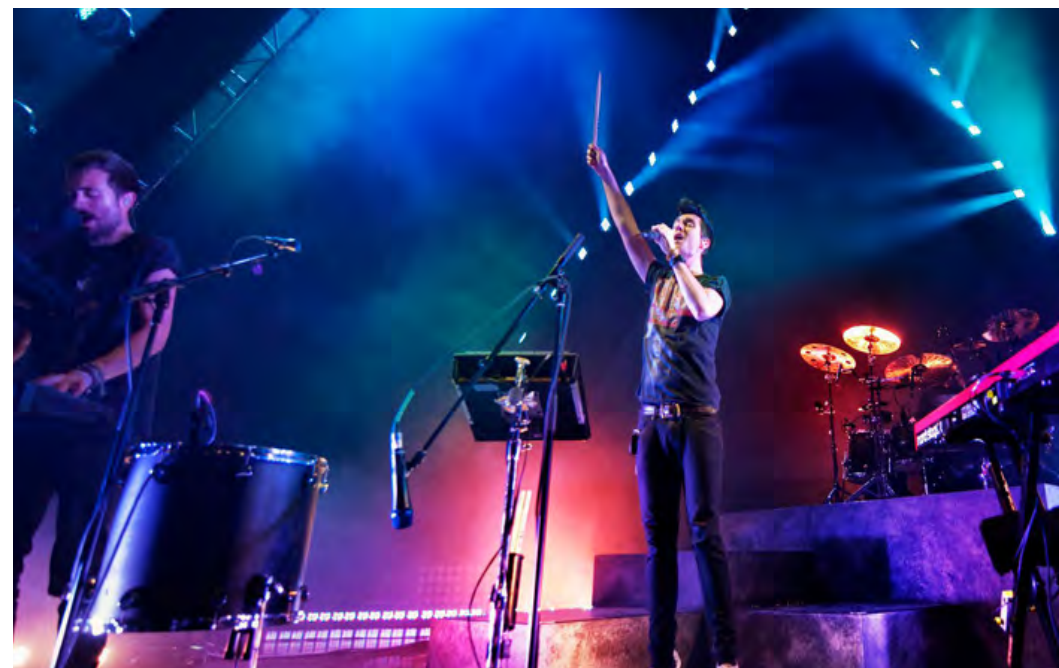




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Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area and covers about 81 square miles. With a 2017 population of 190,682, it is the 15th largest city in Texas and in the top 150 nationwide.

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 #3, City of Grand Prairie

Tax Increment Reinvestment Zone #3 (TIRZ) was created on July 13, 1999 by the City Council of the City of Grand Prairie, Texas by Ordinance No. 6097. The TIRZ was originally a contiguous area in both Dallas and Tarrant County. By tax year 2012, the City of Grand Prairie, Tarrant County, Tarrant County Hospital District and Tarrant County College ceased collection and payment of all increment from the Tarrant County parcels in the TIRZ as obligations for projects located in the Tarrant County portion of the zone were fully paid. The Dallas county portion of the zone remains in place, and can be seen on the map to the right in red.

In 2019 the TIRZ was amended, expanding the boundaries to include seven additional noncontiguous areas and extending the term to December 31, 2041. The goal is to continue 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 #3 will promote the creation of commercial development consisting of retail, office, hotel, as well as residential development.

The amended project and financing plan outlines the funding of \$86,268,220 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.

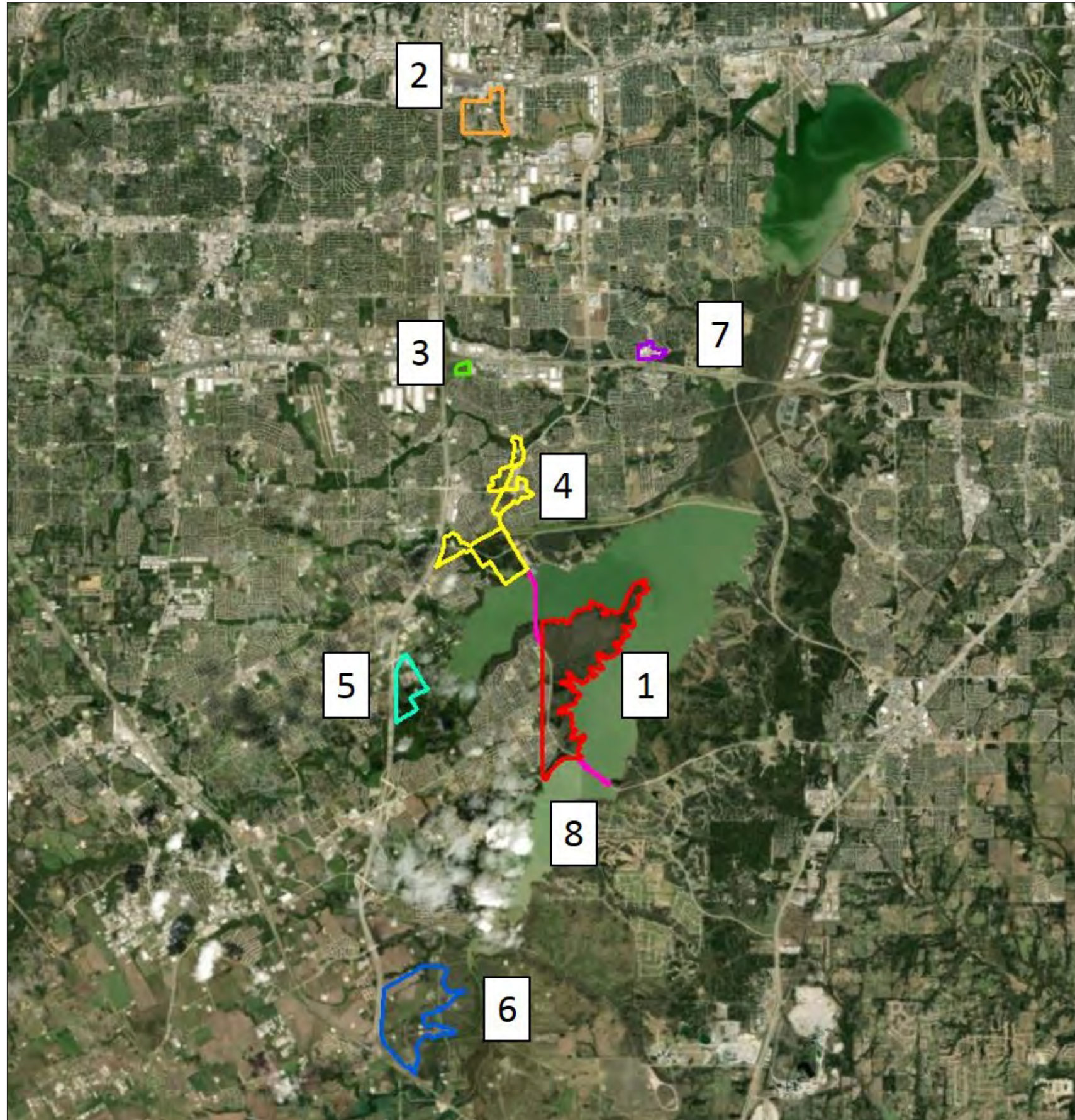
#### Powers and Duties of Board of Directors:

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.**



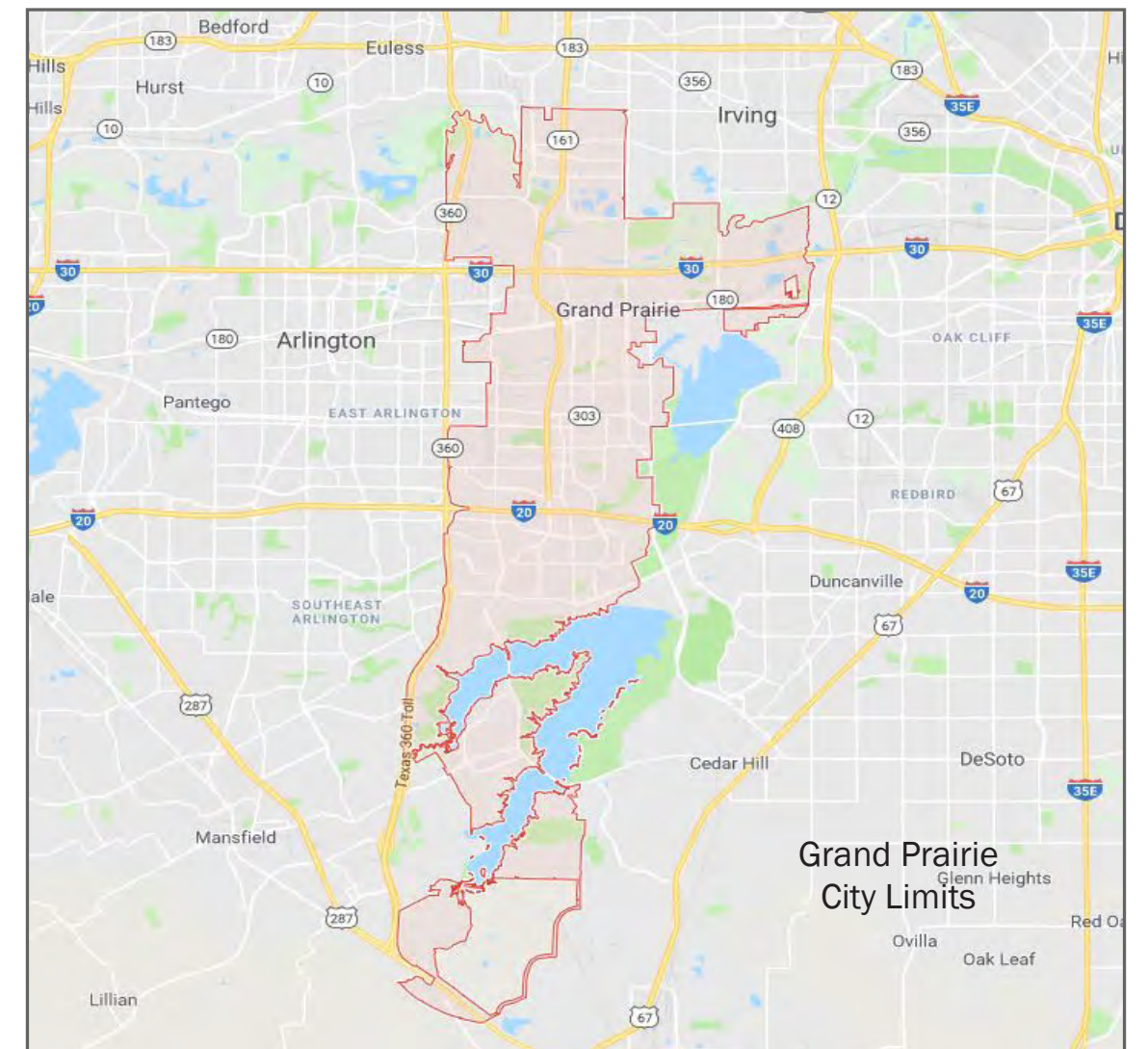


**Boundary Description**

Grand Prairie TIRZ #3 is noncontiguous and is made up of eight area development zones (ADZ) consisting of approximately 1,839 acres.

ADZ #1 consists of the original boundaries of the TIRZ originally created in 1999 and located within Dallas County. The expanded areas created in 2019 include ADZ #2, #3, #4, and #5 all within Tarrant County. Also added in 2019 is ADZ #6 which is located in Ellis County and ADZ #7 located in Dallas County. ADZ #8 consists of portions of Lake Ridge Parkway north and south of ADZ #1, and is located in both Tarrant and Dallas County.

Legal descriptions of each area are included in the following pages of this Project and Financing Plan.





**ADZ #1**

Beginning at the point where Lake Ridge Parkway meets the northwestern boundary of Property ID 28JOEPOOLLANDES00, thence

Following the boundary of Property ID 28JOEPOOLLANDES00, continuing across Lake Ridge Parkway to the point it meets the western boundary of Dallas County, thence

North along the western boundary of Dallas County to the point it meets where Lake Ridge Parkway meets the northwestern boundary of Property ID 28JOEPOOLLANDES00, which is the point of beginning.





**ADZ #2**

Beginning at the point where the northwest corner Property ID 05658446 meets the southern right of way boundary of Howell Street, thence

East along the southern right of way boundary of Howell Street to the point it meets the southwest corner of Property ID 10722319, thence

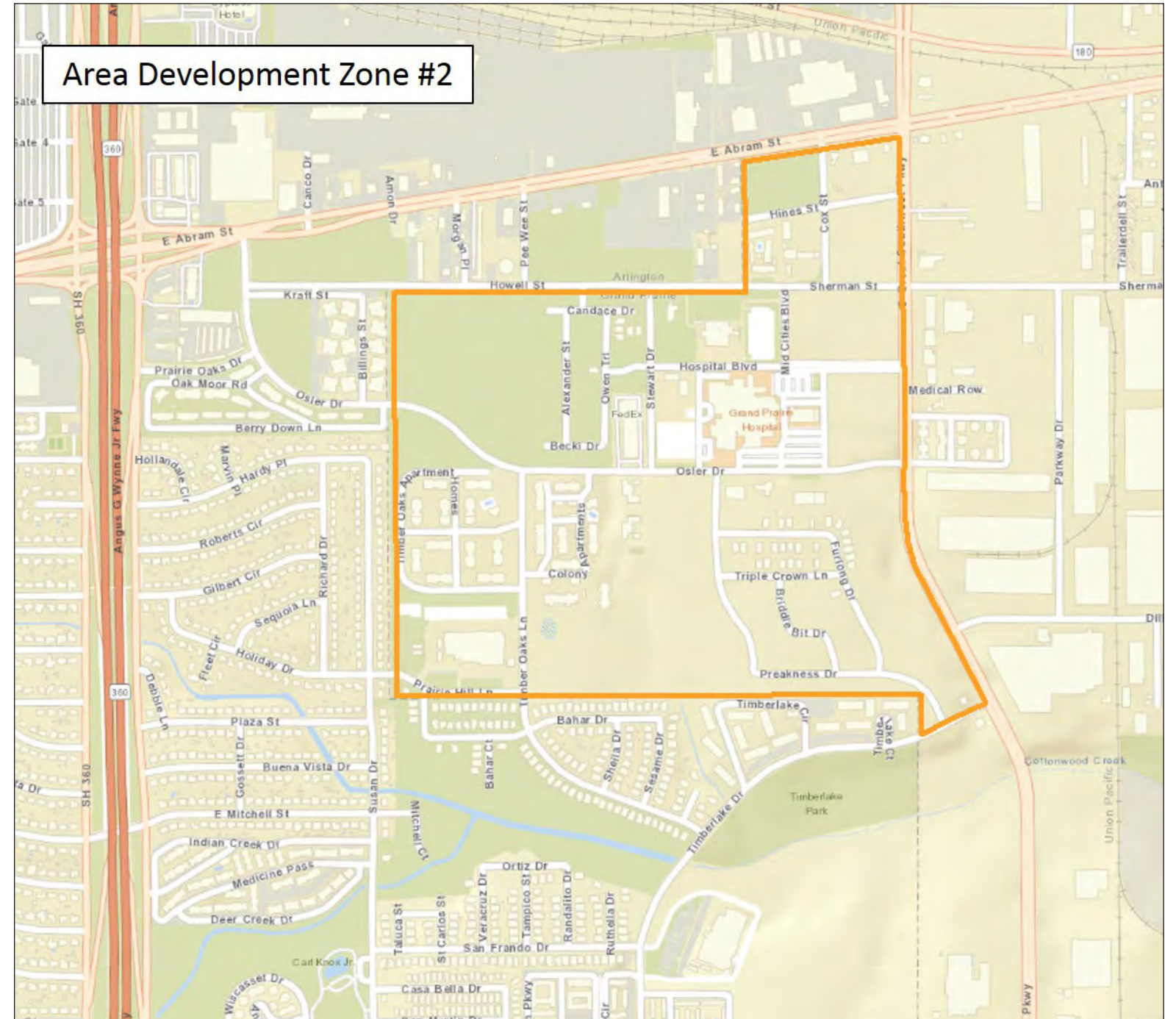
North to the southern right of way boundary of E Abram Street, thence

East along the southern right of way boundary of E Abram Street to the point it meets the western right of way boundary of S Great Southwest Parkway, thence

South along the western right of way boundary of S Great Southwest Parkway to the point it meets the northern right of way boundary of Timberlake Drive, thence

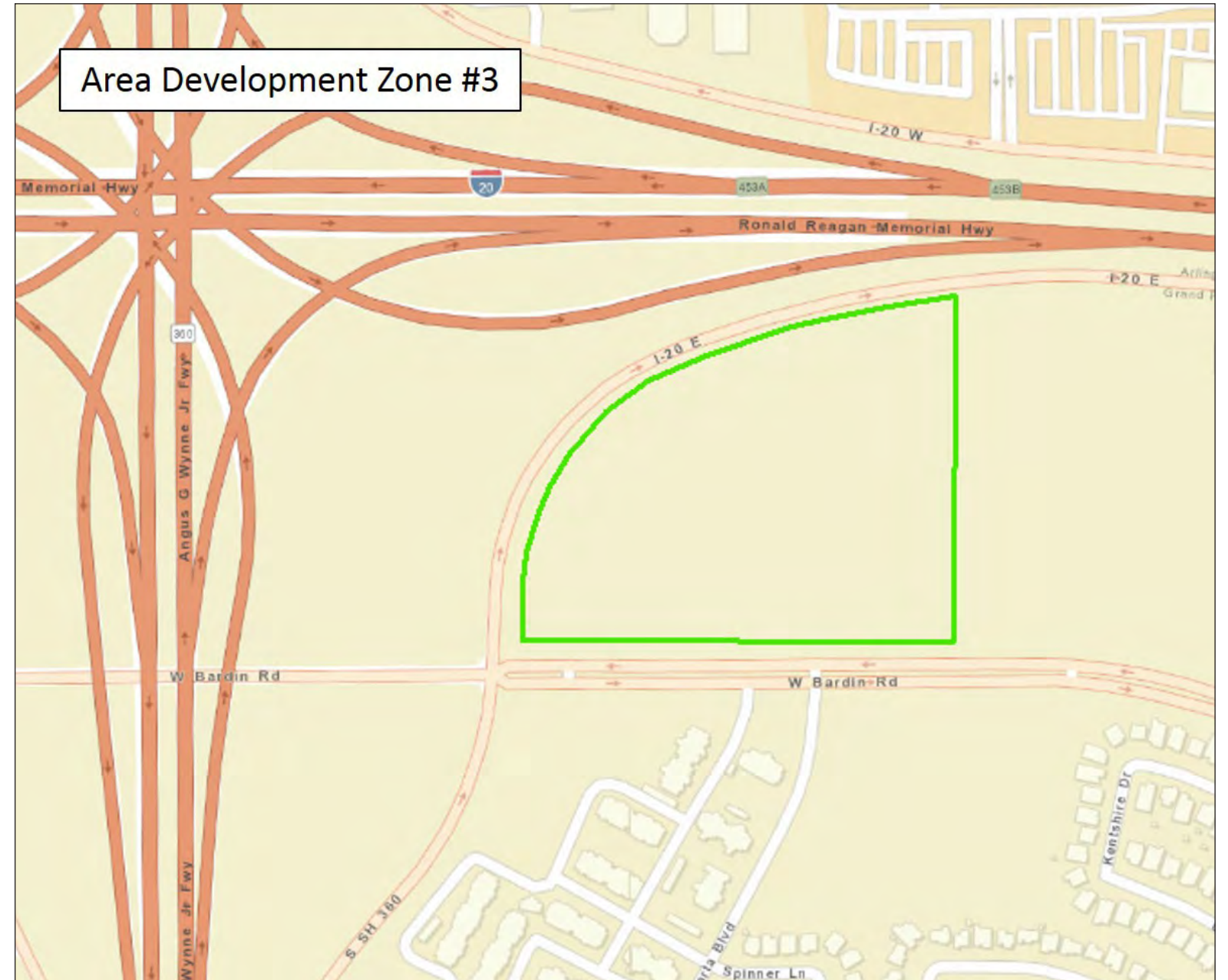
West along the northern right of way boundary of Timberlake Drive, to the point it meets the western boundary of the City of Grand Prairie, thence

Following the western boundary of the City of Grand Prairie west then north, to the point it meets the northwest corner Property ID 05658446 where it meets the southern right of way boundary of Howell Street, which is the point of beginning.



**ADZ #3**

Property ID 40779726, described as SHEFFIELD VILLAGE PH 4, 5 & 6 ADN Block 3 Lot B.





## TIRZ Boundary

### ADZ #4

Beginning at the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, thence

South along the eastern boundary of Property ID 03956407 to the point it meets Property ID 41506669, thence

South across Kingswood Boulevard to the eastern boundary of Property ID 04641809, thence

South along the eastern boundary of Property ID 04641809 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

South to the southern right of way boundary of W Camp Wisdom Road, thence

East along the southern right of way boundary of W Camp Wisdom Road to the point it meets the eastern right of way boundary of Lake Ridge Parkway, thence

North across W Camp Wisdom Road to the point it meets the southwest corner of Property ID 42182784, thence

North along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the northwest corner of Property ID 42301571, thence

East along the northern boundary of Property ID 42301571 to the point it meets the northwest corner of Property ID 42301589, thence

East along the northern boundary of Property ID 42301589, continuing south along the boundary to the point it meets the northeast corner of Property ID 42301597, thence

South along the eastern boundary of Property ID 42301597 to the point it meets the northern right of way boundary of W Camp Wisdom Road, thence

South across W Camp Wisdom Road to the point it meets Property ID 40519597, thence

East along the northern boundary of Property ID 40519597 to the point it meets Property ID 41304950, thence

East along the northern boundary of Property ID 41304950 to the point it meets the western right of way boundary of Bee Drive, thence

South along the western right of way boundary of Bee Drive to the point it meets the eastern right of way boundary of Blanco Drive, thence





## TIRZ Boundary

### ADZ #4 (continued)

North along the eastern right of way boundary of Blanco Drive to the point it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the eastern corner of Property ID 04009568, thence

West along the southern boundary of Property ID 04009568 to the point it meets Property ID 04012305, thence

West along the southern boundary of Property ID 04012305 to the point it meets Property ID 04012208, thence

West along the southern boundary of Property ID 04012208 to the point it meets Property ID 07169086, thence

West along the southern boundary of Property ID 07169086 to the point it meets Property ID 07037252, thence

West along the southern boundary of Property ID 07037252 to the point it meets the eastern right of way boundary of Webb Lynn Road, thence

West across Webb Lynn Road to Property ID 03769372, thence

West along the southern boundary of Property ID 03769372 to the point it meets the eastern right of way boundary of S State Highway 360, thence

North along the eastern right of way boundary of S State Highway 360 to the point it meets the northern boundary of Property ID 04012267, thence

East along the northern boundary of Property ID 04012267 to the point it meets Property ID 07169086, thence

East along the northern boundary of Property ID 07169086 to the point it meets Property ID 04012208, thence

East along the northern boundary of Property ID 04012208 to the point it meets Property ID 04012194, thence

East along the northern boundary of Property ID 04012194 to the point it meets the western right of way boundary of Lake Ridge Parkway, thence

### ADZ #4 (continued)

North along the western right of way boundary of Lake Ridge Parkway to the point it meets the southeast corner of Property ID 41537750, thence

West along the southern boundary of Property ID 41537750 to the point it meets Property ID 41537769, thence

West along the southern boundary of Property ID 41537769 to the point it meets Property ID 05976901, thence

North along the western boundary of Property ID 05976901 to the point it meets Property ID 05976898, thence

North along the western boundary of Property ID 05976898 to the point it meets Property ID 41601939, thence

North along the western boundary of Property ID 41601939 to the point it meets the southern right of way boundary of W Camp Wisdom Road, thence

North across W Camp Wisdom Road to the southwest corner of Property ID 04641809, thence

West along the northern right of way boundary of W Camp Wisdom Road to the point it meets the southwest corner of Property ID 03921425, thence

North along the western boundary of Property ID 03921425 to the point it meets Martin Barnes Road, thence

East across Martin Barnes Road to the point it meets Property ID 04641795, thence

North along the eastern right of way boundary of Martin Barnes Road to the point it meets Kingswood Boulevard, thence

North across Kingswood Boulevard to the point it meets Property ID 03956407, thence

North along the western boundary of Property ID 03956407, to the point where the northern boundary of Property ID 03956407 meets the western right of way of S Great Southwest Parkway, which is the point of beginning.



**ADZ #5**

Beginning at the point where the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road meet the corner of Property ID 42232862, thence

South along the western right of way boundary of N Day Miar Road to the point it meets the eastern corner of Property ID 03734072, thence

West along the southern boundary of Property ID 03734072 to the point it meets Property ID 03895076, thence

South along the eastern boundary of Property ID 03895076 to the point it meets Property ID 03895106, thence

West along the southern boundary of Property ID 03895106 to the point it meets Property ID 05978408, thence

West along the southern boundary of Property ID 05978408 to the point it meets the eastern right of way boundary of S State Highway 360, thence

North along the eastern right of way boundary of S State Highway 360 to the point it meets the southwest corner of Property ID 42232862, thence

North along the western boundary of Property ID 42232862 to the point it meets the southern right of way boundary of Ragland Road and the western right of way boundary of N Day Miar Road, which is the point of beginning.





## TIRZ Boundary

### ADZ #6

Beginning at the point where Property ID 273808 meets the western right of way boundary of FM 661, thence

East across FM 661 to the northwest corner of Property ID 186718, thence

East across the northern boundary of Property ID 186718 to the point it meets the northwest corner of Property ID 186719, thence

East then south along the eastern boundary of Property ID 186719 to the point it meets the eastern boundary of Property ID 186718, thence

South along the boundary of Property ID 186718 to the point it meets Property ID 182243, thence

East then south along the boundary of Property ID 182243 to the point it meets the eastern right of way boundary of FM 661, thence

West across FM 661 to the point the western right of way boundary of FM 661 meets Property ID 273808, thence

South along the eastern boundary of Property ID 273808 to the point it meets Property ID 248355, thence

South along the eastern boundary of Property ID 248355 to the point it meets Property ID 186708, thence

East along the boundary of Property ID 186708 to the point it meets the western right of way boundary of FM 661, thence

East across FM 661 to the point it meets the northwest corner of Property ID 231155, thence

East, then south along the boundary of Property ID 231155, continuing along the boundary until it meets the eastern right of way boundary of FM 661, thence

West across FM 661 to the point it meets the southeast corner of Property ID 186708, thence

West along the southern boundary of Property ID 186708 to the point it meets Property ID 186713, thence

South along the boundary of Property ID 186713, continuing south along the boundary to the point it meets the western boundary of the City of Grand Prairie, thence



North along the western boundary of the City of Grand Prairie as it runs along the eastern right of way boundary of S State Highway 360 to the point it meets Property ID 186699, thence

North along the western boundary of Property ID 186699, continuing east along the boundary until it meets Property ID 273808, thence

East along the northern boundary of Property ID 273808 to the point it meets the western right of way boundary of FM 661, which is the point of beginning.



## TIRZ Boundary

### ADZ #7

Beginning at the northwest corner of Property ID 28021690010010000 where it meets the southern right of way boundary of W Crossland Boulevard, thence

East along the southern right of way boundary of W Crossland Boulevard to the point it meets the western right of way boundary of S Carrier Parkway, thence

South along the western right of way boundary of S Carrier Parkway, along the eastern boundary of Property ID 28021680010020000, thence

East across S Carrier Parkway to the northwest corner of Property ID 28125000010030000, thence

East along the northern boundary of Property ID 28125000010030000, continuing south along the boundary to the point it meets Property ID 28110450011R10000, thence

East along the northern boundary of Property ID 28110450011R10000, continuing south along the boundary to the point it meets Property ID 28110450011R20000, thence

West along the southern boundary of Property ID 28110450011R20000 to the point it meets S Carrier Parkway, thence

West across S Carrier Parkway to the point it meets Property ID 280216800107C0000, thence

South along western right of way boundary of S Carrier Parkway to the point it meets the southeast corner of Property ID 28021680010080000, thence

West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

North along the western boundary of Property ID 28021680010050000 to the point it meets Property ID 28021680010010000, thence

North along the western boundary of Property ID 28021680010010000 to the point it meets Property ID 28021680010090000, thence

North along the western boundary of Property ID 28021680010090000, continuing east along the boundary to the point it meets Property ID 28021690010010000, thence

North along the western boundary of Property ID 28021690010010000 to the point it meets the southern right of way boundary of W Crossland Boulevard, which is the point of beginning.





## TIRZ Boundary

### ADZ #8

ADZ #8 consists of two non-contiguous areas, one north of ADZ #1, within Tarrant County, and one south of ADZ #1, within Dallas County.

North of ADZ #1: Beginning at the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, thence

South along the western right of way boundary of Lake Ridge Parkway to the point it meets the eastern boundary of Tarrant County, thence

North across Lake Ridge Parkway to the eastern right of way boundary of Lake Ridge Parkway, thence

North along the eastern right of way boundary of Lake Ridge Parkway to the point it meets the southwest corner of Property ID 04009533, thence

West across Lake Ridge Parkway to the point where the eastern corner of Property ID 04009568 meets the western right of way boundary of Lake Ridge Parkway, which is the point of beginning.

South of ADZ #1: Beginning at the southern border of the original Dallas county boundaries of TIRZ #3, where it meets the eastern right of way boundary of Lake Ridge Parkway, thence

South along the eastern right of way boundary of Lake Ridge Parkway, across Joe Pool Lake, to the point Lake Ridge Parkway meets the City of Grand Prairie limit, thence

West across Lake Ridge Parkway to the western right of way boundary of Lake Ridge Parkway, thence

North along the western right of way boundary of Lake Ridge Parkway to the point it meets the original Dallas county boundaries of TIRZ #3, thence

East across Lake Ridge Parkway to the point where the southern border of the original Dallas county boundaries of TIRZ #3 meets the eastern right of way boundary of Lake Ridge Parkway, 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. The current zoning includes Industrial, Single Family, Agricultural, Multifamily, Retail and Office, 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

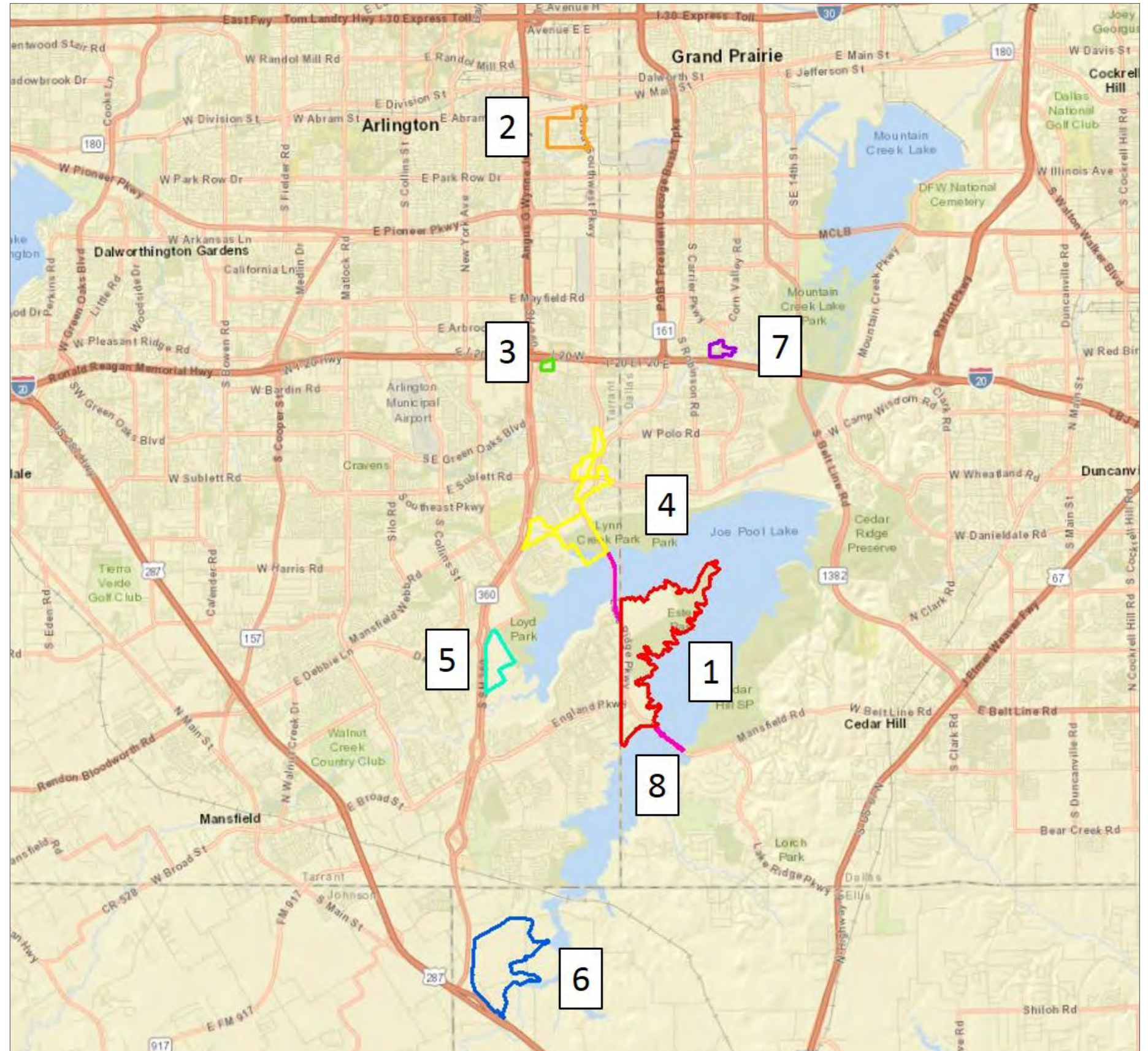
There are 551 parcels within Tax Increment Reinvestment Zone #3. The estimated base 2019 taxable value of the expanded area is \$219,182,733. The 1999 base taxable value for the original TIRZ within Dallas County is \$274,463.



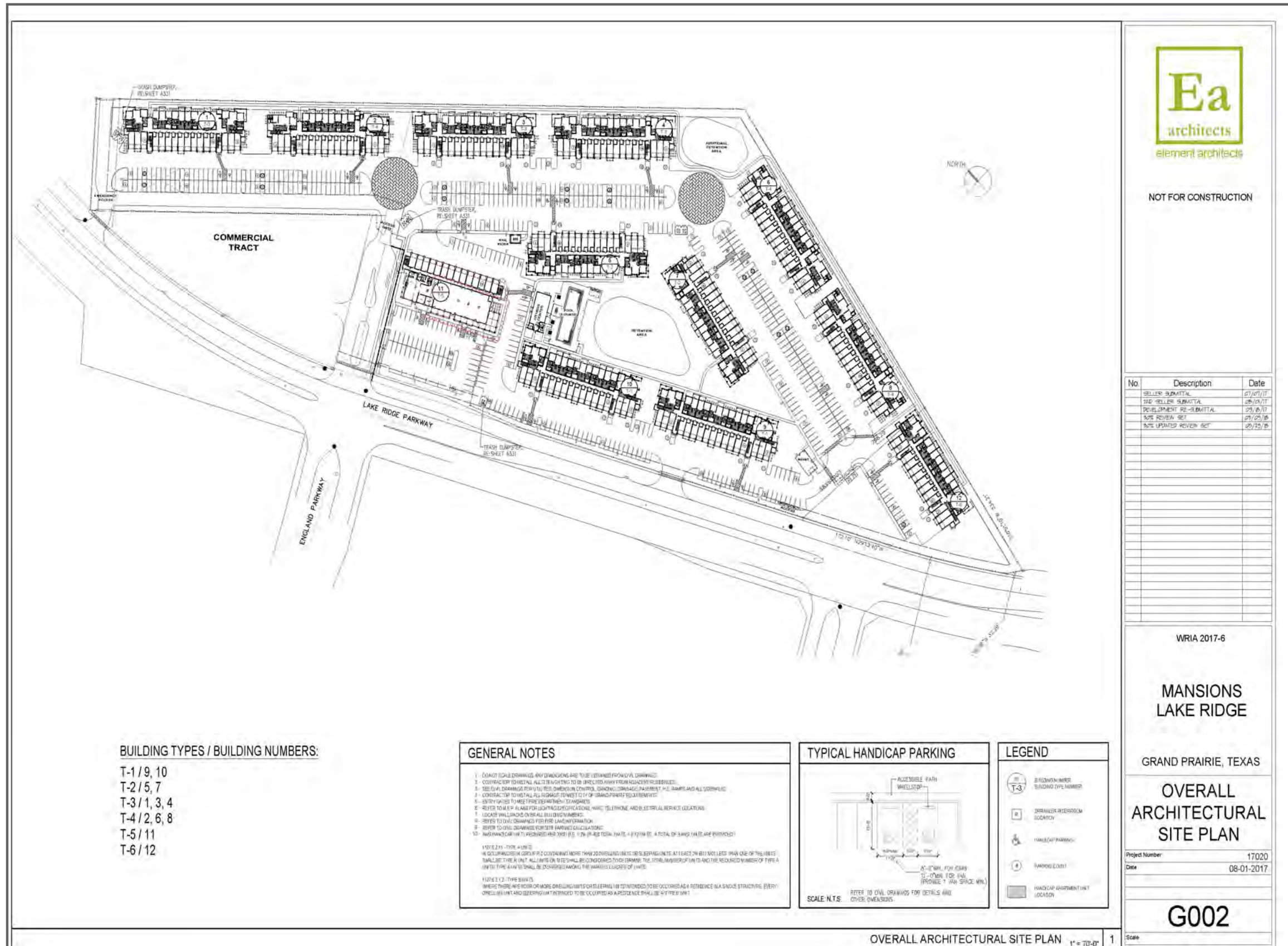
**Area Redevelopment Zones**

DPED divided the TIRZ into eight Area Development Zones (ADZ) for the purpose of organizing our projections for future development. ADZ #1 consists of the original TIRZ boundaries located within Dallas County. ADZ #1, 2, 3, 4, 5, and 6 represent areas where there is expected to be new development. In the case of ADZ #7, no new construction is anticipated, however there is the potential for redevelopment. ADZ #8 consists of Lake Ridge Parkway north and south of ADZ #1, and no new construction is anticipated.

The development projections for each ADZ were informed by available site plans for planned developments, land use plans, and insight from local market experts and industry trends. The following pages will highlight the available site plans used to inform projections.







NOT FOR CONSTRUCTION

No.	Description	Date
1	SELLER SUBMITTAL	07/07/17
2	SELLER SUBMITTAL	08/01/17
3	DEVELOPMENT RE-SUBMITTAL	09/06/17
4	URS REVIEW SET	09/25/18
5	URS UPDATED REVIEW SET	09/25/18

WRIA 2017-6

**MANSIONS  
LAKE RIDGE**

GRAND PRAIRIE, TEXAS

**OVERALL  
ARCHITECTURAL  
SITE PLAN**

Project Number: 17020  
Date: 08-01-2017

**G002**

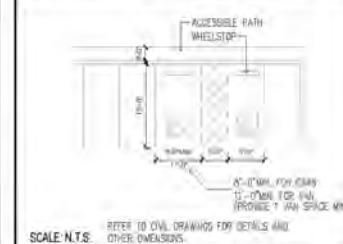
**BUILDING TYPES / BUILDING NUMBERS:**

- T-1 / 9, 10
- T-2 / 5, 7
- T-3 / 1, 3, 4
- T-4 / 2, 6, 8
- T-5 / 11
- T-6 / 12

**GENERAL NOTES**

1. CHECK LOCAL ORDINANCES AND ZONING REGULATIONS FROM CIVIL DRAWINGS.
  2. CONTRACTOR TO VERIFY ALL LIGHTING TO BE INSTALLED FROM AGENTS SERVICES.
  3. SEE CIVIL DRAWINGS FOR UTILITY RELOCATION CONTROL, GRADING, DRAINAGE, AND EROSION CONTROL.
  4. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS TO CITY OF GRAND PRAIRIE RECORD DRAWINGS.
  5. ENTRY GATES TO MEET THE REQUIREMENTS TO ZONING.
  6. REFER TO MEFP PLAN FOR LIGHTING SPECIFICATIONS, WIRE, TELEPHONE, AND SECURITY SERVICE LOCATIONS.
  7. LOCATE WALLS AND OVER ALL BUILDING NUMBERS.
  8. REFER TO CIVIL DRAWINGS FOR FIRE AND SMOKE DETECTION.
  9. REFER TO CIVIL DRAWINGS FOR FIRE AND SMOKE DETECTION.
  10. HANDICAPPED CAR (H.C.) REQUIRED AND 200 (1) 5' x 7'6" (2) 8' x 12' (3) 8' x 12' (4) TOTAL OF 5 AND 10 ARE PROVIDED.
- NOTE 2.11 - TYPE A UNIT  
IN DEVELOPMENT GROUP #2 CONTAINING MORE THAN 20 DWELLING UNITS OR 50 SLEEPING UNITS AT LEAST 20 (20) MUST BE PROVIDED FOR ONE OF THE UNITS SHALL BE TYPE A UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TYPE A UNITS. THE TOTAL NUMBER OF UNITS IN THE REDUCED NUMBER OF TYPE A UNITS TYPE A UNITS SHALL BE DETERMINED BY THE NUMBER OF UNITS.
- NOTE 2.12 - TYPE B UNIT  
WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS PROVIDED TO BE OCCUPIED AS ASSISTANCE SHALL BE 5% TYPE B UNIT.

**TYPICAL HANDICAP PARKING**

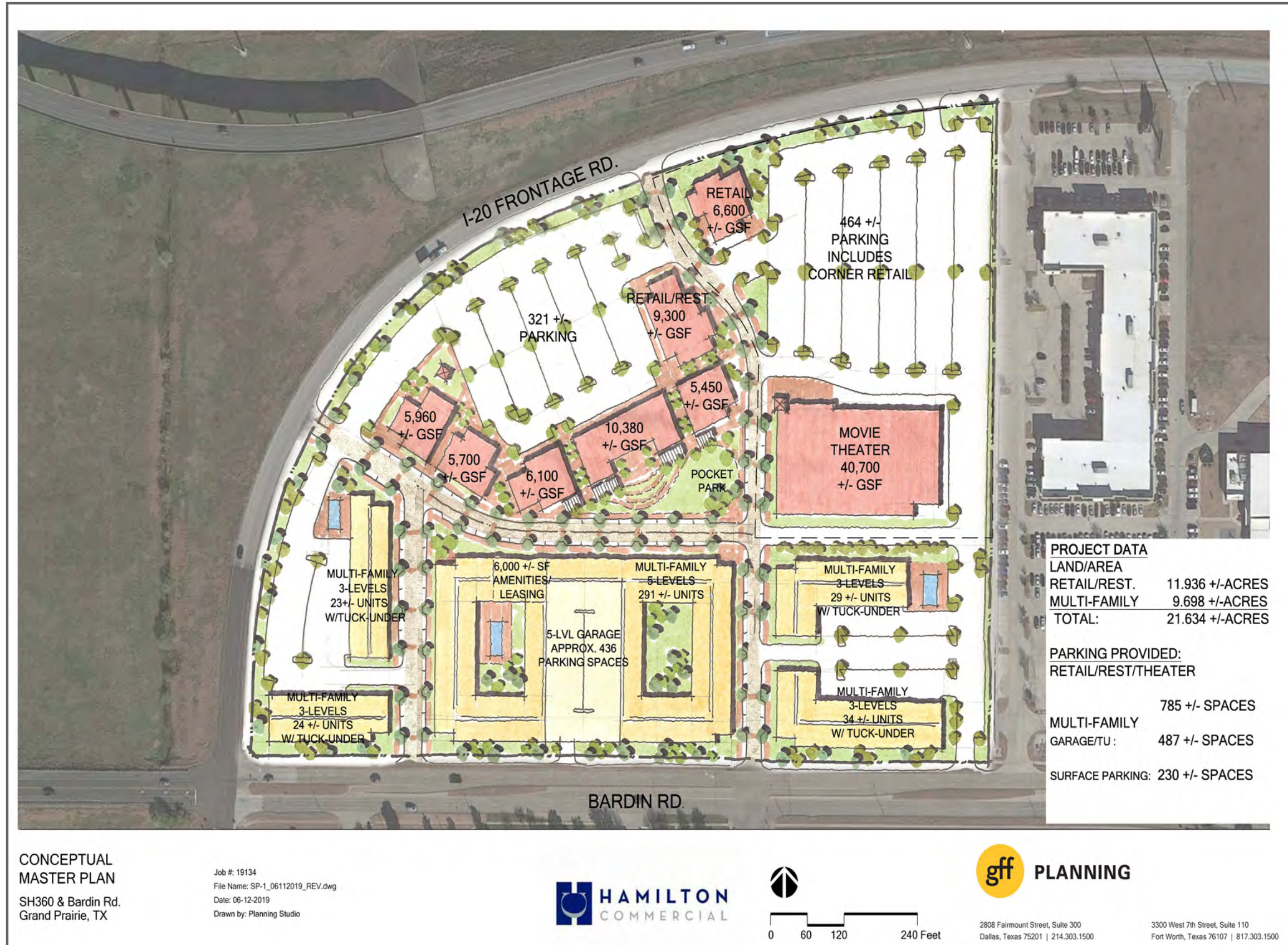


**LEGEND**

- T-3 BUILDING NUMBER BUILDING TYPE NUMBER
- BUILDING FOOTPRINT LOCATION
- HANDICAP PARKING
- PARKING COURT
- HANDICAP APARTMENT UNIT LOCATION

OVERALL ARCHITECTURAL SITE PLAN 1" = 70'-0" 1





CONCEPTUAL  
MASTER PLAN  
SH360 & Bardin Rd.  
Grand Prairie, TX

Job #: 19134  
File Name: SP-1\_06112019\_REV.dwg  
Date: 06-12-2019  
Drawn by: Planning Studio



2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110  
Fort Worth, Texas 76107 | 817.303.1500

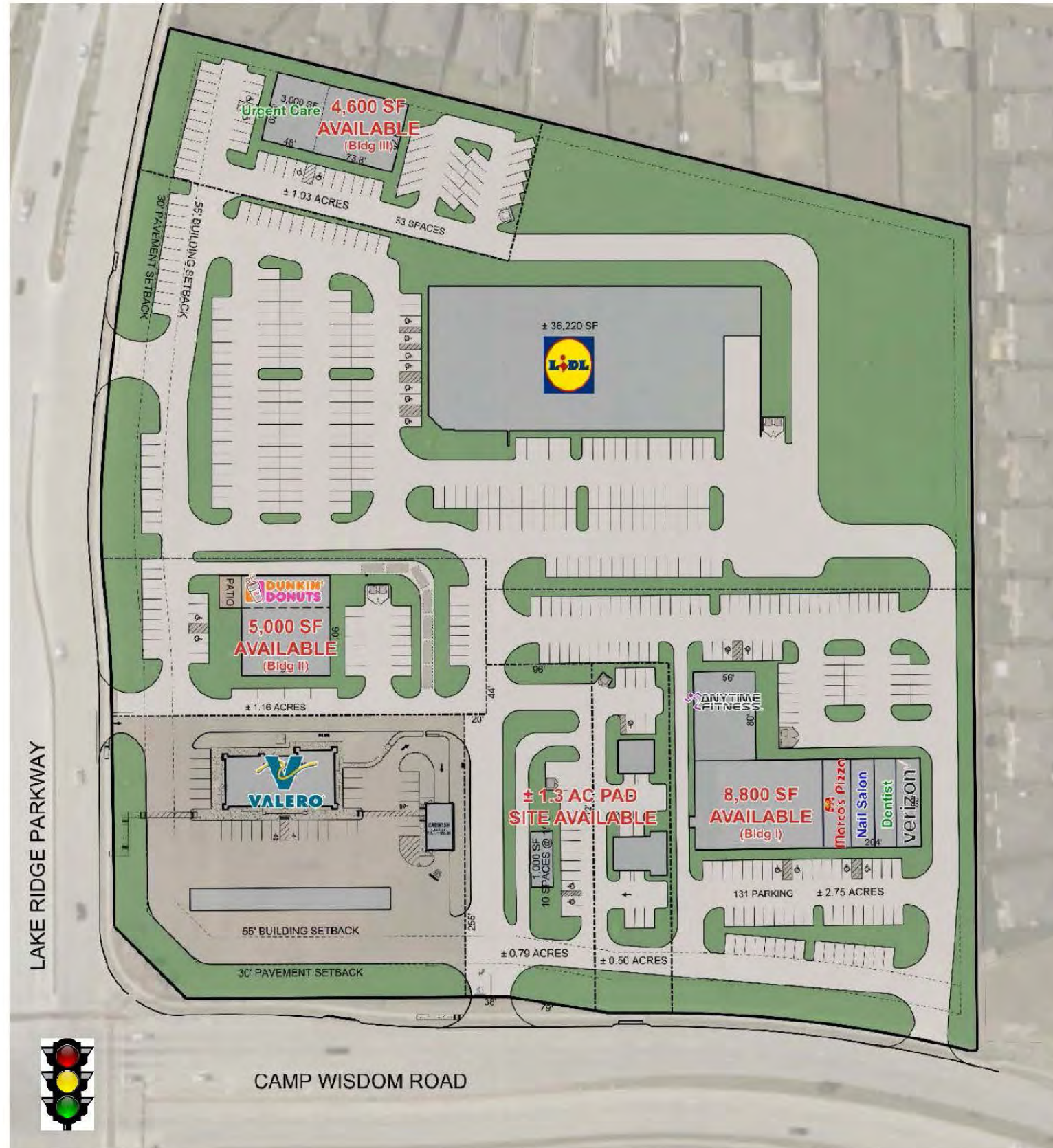






















# Anticipated Development

Based on the information detailed on the previous pages, the anticipated development within TIRZ #3 is expected to be a combination of commercial uses including retail, office, hotel, and both single family and multifamily 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.

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>AREA DEVELOPMENT ZONE #1</b>							
Multifamily	2020		406	\$ 130,000	\$ 52,780,000		
Retail	2020	5,000		\$ 180	\$ 900,000	\$250	\$1,250,000
		<b>5,000</b>	<b>406</b>		<b>\$ 53,680,000</b>		<b>\$1,250,000</b>
<b>AREA DEVELOPMENT ZONE #2</b>							
Medical	2024	60,000		\$ 225	\$ 13,500,000		
Medical	2026	40,000		\$ 225	\$ 9,000,000		
Medical	2028	40,000		\$ 225	\$ 9,000,000		
		<b>140,000</b>	<b>0</b>		<b>\$ 31,500,000</b>		<b>\$0</b>
<b>AREA DEVELOPMENT ZONE #3</b>							
Multifamily	2023		401	\$ 130,000	\$ 52,130,000		
Retail	2021	5,960		\$ 180	\$ 1,072,800	\$250	\$1,490,000
Retail	2021	5,700		\$ 180	\$ 1,026,000	\$250	\$1,425,000
Restaurant	2021	6,100		\$ 200	\$ 1,220,000	\$325	\$1,982,500
Restaurant	2022	10,380		\$ 200	\$ 2,076,000	\$325	\$3,373,500
Restaurant	2022	5,450		\$ 200	\$ 1,090,000	\$325	\$1,771,250
Retail	2022	9,300		\$ 180	\$ 1,674,000	\$250	\$2,325,000
Restaurant	2023	6,600		\$ 200	\$ 1,320,000	\$325	\$2,145,000
Retail	2023	40,000		\$ 180	\$ 7,200,000	\$250	\$10,000,000
Multifamily	2024		291	\$ 130,000	\$ 37,830,000		
Multifamily	2024		110	\$ 130,000	\$ 14,300,000		
		<b>89,490</b>	<b>802</b>		<b>\$ 120,938,800</b>		<b>\$24,512,250</b>
<b>AREA DEVELOPMENT ZONE #4</b>							
Restaurant	2021	32,400		\$ 200	\$ 6,480,000	\$325	\$10,530,000
Multifamily	2022		270	\$ 130,000	\$ 35,100,000		
Retail	2023	4,200		\$ 180	\$ 756,000	\$250	\$1,050,000
Retail	2023	4,200		\$ 180	\$ 756,000	\$250	\$1,050,000
Retail	2023	4,200		\$ 180	\$ 756,000	\$250	\$1,050,000
Retail	2023	10,000		\$ 180	\$ 1,800,000	\$250	\$2,500,000
Retail	2023	65,000		\$ 180	\$ 11,700,000	\$250	\$16,250,000
Retail	2021	3,000		\$ 180	\$ 540,000	\$250	\$750,000
Retail	2022	12,000		\$ 180	\$ 2,160,000	\$250	\$3,000,000
Retail	2022	4,000		\$ 180	\$ 720,000	\$250	\$1,000,000
Retail	2023	4,500		\$ 180	\$ 810,000	\$250	\$1,125,000
Multifamily	2022		166	\$ 130,000	\$ 21,580,000		
Retail	2024	80,000		\$ 180	\$ 14,400,000	\$250	\$20,000,000
Multifamily	2021		514	\$ 130,000	\$ 66,820,000		
Retail	2022	7,600		\$ 180	\$ 1,368,000	\$250	\$1,900,000
Retail	2023	36,220		\$ 180	\$ 6,519,600	\$250	\$9,055,000
Retail	2024	6,000		\$ 180	\$ 1,080,000	\$250	\$1,500,000
Retail	2024	6,000		\$ 180	\$ 1,080,000	\$250	\$1,500,000
		<b>279,320</b>	<b>950</b>		<b>\$ 174,425,600</b>		<b>\$ 72,260,000</b>

	Projected Completion Date	Square Feet	Units	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
<b>AREA DEVELOPMENT ZONE #5</b>							
Retail	2021	4,200		\$ 180	\$ 756,000	\$250	\$1,050,000
Retail	2021	3,000		\$ 180	\$ 540,000	\$250	\$750,000
Retail	2022	4,000		\$ 180	\$ 720,000	\$250	\$1,000,000
Retail	2022	10,000		\$ 180	\$ 1,800,000	\$250	\$2,500,000
Retail	2022	3,200		\$ 180	\$ 576,000	\$250	\$800,000
Retail	2023	4,700		\$ 180	\$ 846,000	\$250	\$1,175,000
Retail	2023	3,600		\$ 180	\$ 648,000	\$250	\$900,000
Retail	2023	6,500		\$ 180	\$ 1,170,000	\$250	\$1,625,000
Retail	2023	6,500		\$ 180	\$ 1,170,000	\$250	\$1,625,000
Hotel	2022		110	\$ 110,000	\$ 12,100,000		
Retail	2024	10,000		\$ 180	\$ 1,800,000	\$250	\$2,500,000
Retail	2024	9,000		\$ 180	\$ 1,620,000	\$250	\$2,250,000
Retail	2024	65,000		\$ 180	\$ 11,700,000	\$250	\$16,250,000
Retail	2021	12,000		\$ 180	\$ 2,160,000	\$250	\$3,000,000
		<b>141,700</b>	<b>110</b>		<b>\$ 37,606,000</b>		<b>\$ 35,425,000</b>
<b>AREA DEVELOPMENT ZONE #6</b>							
Restaurant	2021	10,000		\$ 200	\$ 2,000,000	\$325	\$3,250,000
Restaurant	2021	10,000		\$ 200	\$ 2,000,000	\$325	\$3,250,000
Retail	2021	36,000		\$ 180	\$ 6,480,000	\$250	\$9,000,000
Retail	2022	5,000		\$ 180	\$ 900,000	\$250	\$1,250,000
Restaurant	2022	2,400		\$ 200	\$ 480,000	\$325	\$780,000
Restaurant	2022	3,200		\$ 200	\$ 640,000	\$325	\$1,040,000
Office	2023	65,000		\$ 140	\$ 9,100,000		
Retail	2023	45,000		\$ 180	\$ 8,100,000	\$250	\$11,250,000
Restaurant	2023	5,000		\$ 200	\$ 1,000,000	\$325	\$1,625,000
Retail	2024	12,000		\$ 180	\$ 2,160,000	\$250	\$3,000,000
Restaurant	2024	2,400		\$ 200	\$ 480,000	\$325	\$780,000
Retail	2024	95,000		\$ 180	\$ 17,100,000	\$250	\$23,750,000
Office	2026	60,000		\$ 140	\$ 8,400,000		
Industrial	2024	25,000		\$ 70	\$ 1,750,000		
Industrial	2026	42,000		\$ 70	\$ 2,940,000		
Single Family	2022		117	\$ 400,000	\$ 46,800,000		
Single Family	2024		108	\$ 400,000	\$ 43,200,000		
Single Family	2026		101	\$ 400,000	\$ 40,400,000		
Single Family	2028		101	\$ 400,000	\$ 40,400,000		
Single Family	2030		101	\$ 400,000	\$ 40,400,000		
Single Family	2032		102	\$ 400,000	\$ 40,800,000		
		<b>418,000</b>	<b>630</b>		<b>\$ 315,530,000</b>		<b>\$ 58,975,000</b>
<b>AREA DEVELOPMENT ZONE #7</b>							
<b>*No new construction projected</b>							
<b>AREA DEVELOPMENT ZONE #8</b>							
<b>*No new construction projected</b>							
<b>Total</b>		<b>1,017,690</b>	<b>2,898</b>		<b>723,632,800</b>		<b>178,467,250</b>



## Project Costs

### Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #3 that will be financed by in part by incremental real property tax generated within the TIRZ.

TIRZ #3

<b>Proposed Project Costs</b>		
Water Facilities and Improvements	\$ 12,940,233	15.0%
Sanitary Sewer Facilities and Improvements	\$ 12,940,233	15.0%
Storm Water Facilities and Improvements	\$ 12,940,233	15.0%
Transit/Parking Improvements	\$ 6,470,117	7.5%
Street and Intersection Improvements	\$ 12,940,233	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,626,822	10.0%
Economic Development Grants	\$ 17,253,644	20.0%
Administrative Costs	\$ 2,156,706	2.5%
	<b>\$ 86,268,220</b>	<b>100.0%</b>

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.

## Chapter 311 of the Texas Tax Code

### Sec. 311.002.

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

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

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

(C) real property assembly costs;

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

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

(F) relocation costs;

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

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

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

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

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

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



## Financial Feasibility Analysis

### Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grand Prairie will contribute 75% of its real property increment.

### Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

### Economic Feasibility Study

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

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

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

Real Property Tax		Participation	
City of Grand Prairie	0.66999800	75%	0.5024985
Dallas County	0.24310000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Ellis County	0.36053300	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.30600000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
Midlothian ISD	1.47000000	0%	0.0000000



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	75%	0.5024985
Dallas County	0.24310000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.30600000	0%	0.0000000
	2.61259800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.24310000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.30600000	0%	0.0000000
	2.61259800		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #1	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Multifamily	2020	406	\$ 130,000.00	\$ 52,780,000	\$ -	\$ -	\$ -	\$ -
Retail	2020	5,000	\$ 180.00	\$ 900,000	\$ -	\$ -	\$ 250.00	\$ 1,250,000
<b>TOTAL</b>				<b>53,680,000</b>		<b>-</b>		<b>1,250,000</b>

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	26.9%	\$ 9,538,430	\$ 8,918,496	\$ 619,934
Dallas County	9.1%	\$ 3,235,960	\$ 3,235,960	\$ -
Parkland	10.1%	\$ 3,587,376	\$ 3,587,376	\$ -
DCCD	4.7%	\$ 1,650,592	\$ 1,650,592	\$ -
Cedar Hill ISD	49.1%	\$ 17,384,464	\$ 17,384,464	\$ -
	100.0%	\$ 35,396,822	\$ 34,776,888	\$ 619,934
		100.0%	98.2%	1.8%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	96.2%	\$ 8,918,496	\$ 6,688,872	\$ -
Dallas County	0.0%	\$ -	\$ -	\$ -
Parkland	0.0%	\$ -	\$ -	\$ -
DCCD	0.0%	\$ -	\$ -	\$ -
Cedar Hill ISD	3.8%	\$ 350,530	\$ 350,530	\$ -
	100.0%	\$ 9,269,027	\$ 7,039,403	\$ -
		100.0%	100.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	2.4%	\$ 619,934	\$ 2,229,624	\$ 619,934
Dallas County	12.4%	\$ 3,235,960	\$ 3,235,960	\$ -
Parkland	13.7%	\$ 3,587,376	\$ 3,587,376	\$ -
DCCD	6.3%	\$ 1,650,592	\$ 1,650,592	\$ -
Cedar Hill ISD	65.2%	\$ 17,033,934	\$ 17,033,934	\$ -
	100.0%	\$ 26,127,796	\$ 27,737,485	\$ 619,934
		100.0%	97.6%	2.4%







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	75%	0.5024985
<b>Tarrant County</b>	<b>0.23400000</b>	<b>0%</b>	<b>0.0000000</b>
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	<b>2.83584800</b>		<b>0.5024985</b>

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
<b>Tarrant County</b>	<b>0.23400000</b>	<b>0%</b>	<b>0.0000000</b>
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	<b>2.83584800</b>		<b>0.0000000</b>

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #2		Year	AREA SF/UNITS	REAL PROPERTY TAX VALUE		PERSONAL PROPERTY TAX VALUE		SALES TAX VALUE	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Medical	2024	60,000	\$ 225	\$ 13,500,000	\$ -	\$ -	\$ -	\$ -
	Medical	2026	40,000	\$ 225	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -
	Medical	2028	40,000	\$ 225	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>					<b>\$ 31,500,000</b>		<b>\$ -</b>		<b>\$ -</b>

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.6%	\$ 3,418,536	= \$ 3,418,536	+ \$ -	+ \$ -
Tarrant County	8.3%	\$ 1,193,940	= \$ 1,193,940	+ \$ -	+ \$ -
Parkland	9.5%	\$ 1,375,072	= \$ 1,375,072	+ \$ -	+ \$ -
DCCD	4.4%	\$ 632,686	= \$ 632,686	+ \$ -	+ \$ -
Grand Prairie ISD	54.2%	\$ 7,849,136	= \$ 7,849,136	+ \$ -	+ \$ -
	100.0%	<b>\$ 14,469,371</b>	<b>\$ 14,469,371</b>	<b>\$ -</b>	<b>\$ -</b>
		100.0%	100.0%	0.0%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 3,418,536	= \$ 2,563,902	+ \$ -	+ \$ -
Tarrant County	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	<b>\$ 3,418,536</b>	<b>\$ 2,563,902</b>	<b>\$ -</b>	<b>\$ -</b>
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	= \$ 854,634	+ \$ -	+ \$ -
Tarrant County	10.8%	\$ 1,193,940	= \$ 1,193,940	+ \$ -	+ \$ -
Parkland	12.4%	\$ 1,375,072	= \$ 1,375,072	+ \$ -	+ \$ -
DCCD	5.7%	\$ 632,686	= \$ 632,686	+ \$ -	+ \$ -
Grand Prairie ISD	71.0%	\$ 7,849,136	= \$ 7,849,136	+ \$ -	+ \$ -
	100.0%	<b>\$ 11,050,834</b>	<b>\$ 11,905,468</b>	<b>\$ -</b>	<b>\$ -</b>
		100.0%	100.0%	0.0%	0.0%







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	75%	0.5024985
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		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		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Multifamily	2023	401	\$ 130,000	\$ 52,130,000	\$ -	\$ -	\$ -	\$ -
Retail	2021	5,960	\$ 180	\$ 1,072,800	\$ -	\$ -	\$ 250	\$ 1,490,000
Retail	2021	5,700	\$ 180	\$ 1,026,000	\$ -	\$ -	\$ 250	\$ 1,425,000
Restaurant	2021	6,100	\$ 200	\$ 1,220,000	\$ -	\$ -	\$ 325	\$ 1,982,500
Restaurant	2022	10,380	\$ 200	\$ 2,076,000	\$ -	\$ -	\$ 325	\$ 3,373,500
Restaurant	2022	5,450	\$ 200	\$ 1,090,000	\$ -	\$ -	\$ 325	\$ 1,771,250
Retail	2022	9,300	\$ 180	\$ 1,674,000	\$ -	\$ -	\$ 250	\$ 2,325,000
Restaurant	2023	6,600	\$ 200	\$ 1,320,000	\$ -	\$ -	\$ 325	\$ 2,145,000
Retail	2023	40,000	\$ 180	\$ 7,200,000	\$ -	\$ -	\$ 250	\$ 10,000,000
Multifamily	2024	291	\$ 130,000	\$ 37,830,000	\$ -	\$ -	\$ -	\$ -
Multifamily	2024	110	\$ 130,000	\$ 14,300,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>				<b>120,938,800</b>		<b>-</b>		<b>24,512,250</b>

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	32.0%	\$ 24,460,738	= \$ 16,046,242	+ \$ -	\$ 8,414,496
Tarrant County	7.3%	\$ 5,604,227	= \$ 5,604,227	+ \$ -	\$ -
Parkland	8.5%	\$ 6,454,440	= \$ 6,454,440	+ \$ -	\$ -
DCCD	3.9%	\$ 2,969,761	= \$ 2,969,761	+ \$ -	\$ -
Grand Prairie ISD	48.3%	\$ 36,842,999	= \$ 36,842,999	+ \$ -	\$ -
	100.0%	\$ 76,332,165	\$ 67,917,669	\$ -	\$ 8,414,496
		100.0%	89.0%	0.0%	11.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 16,046,242	= \$ 12,034,681	+ \$ -	\$ -
Tarrant County	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Parkland	0.0%	\$ -	= \$ -	+ \$ -	\$ -
DCCD	0.0%	\$ -	= \$ -	+ \$ -	\$ -
Grand Prairie ISD	0.0%	\$ -	= \$ -	+ \$ -	\$ -
	100.0%	\$ 16,046,242	\$ 12,034,681	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	14.0%	\$ 8,414,496	= \$ 4,011,560	+ \$ -	\$ 8,414,496
Tarrant County	9.3%	\$ 5,604,227	= \$ 5,604,227	+ \$ -	\$ -
Parkland	10.7%	\$ 6,454,440	= \$ 6,454,440	+ \$ -	\$ -
DCCD	4.9%	\$ 2,969,761	= \$ 2,969,761	+ \$ -	\$ -
Grand Prairie ISD	61.1%	\$ 36,842,999	= \$ 36,842,999	+ \$ -	\$ -
	100.0%	\$ 60,285,924	\$ 55,882,988	\$ -	\$ 8,414,496
		100.0%	86.0%	0.0%	14.0%







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	75%	0.5024985
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		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
Restaurant	2021	32,400	\$ 200	\$ 6,480,000	\$ -	\$ -	\$ 325.00	\$ 10,530,000	
Multifamily	2022	270	\$ 130,000	\$ 35,100,000	\$ -	\$ -	\$ -	\$ -	
Retail	2023	4,200	\$ 180	\$ 756,000	\$ -	\$ -	\$ 250.00	\$ 1,050,000	
Retail	2023	4,200	\$ 180	\$ 756,000	\$ -	\$ -	\$ 250.00	\$ 1,050,000	
Retail	2023	4,200	\$ 180	\$ 756,000	\$ -	\$ -	\$ 250.00	\$ 1,050,000	
Retail	2023	10,000	\$ 180	\$ 1,800,000	\$ -	\$ -	\$ 250.00	\$ 2,500,000	
Retail	2023	65,000	\$ 180	\$ 11,700,000	\$ -	\$ -	\$ 250.00	\$ 16,250,000	
Retail	2021	3,000	\$ 180	\$ 540,000	\$ -	\$ -	\$ 250.00	\$ 750,000	
Retail	2022	12,000	\$ 180	\$ 2,160,000	\$ -	\$ -	\$ 250.00	\$ 3,000,000	
Retail	2022	4,000	\$ 180	\$ 720,000	\$ -	\$ -	\$ 250.00	\$ 1,000,000	
Retail	2023	4,500	\$ 180	\$ 810,000	\$ -	\$ -	\$ 250.00	\$ 1,125,000	
Multifamily	2022	166	\$ 130,000	\$ 21,580,000	\$ -	\$ -	\$ -	\$ -	
Retail	2024	80,000	\$ 180	\$ 14,400,000	\$ -	\$ -	\$ 250.00	\$ 20,000,000	
Multifamily	2021	514	\$ 130,000	\$ 66,820,000	\$ -	\$ -	\$ -	\$ -	
Retail	2022	7,600	\$ 180	\$ 1,368,000	\$ -	\$ -	\$ 250.00	\$ 1,900,000	
Retail	2023	36,220	\$ 180	\$ 6,519,600	\$ -	\$ -	\$ 250.00	\$ 9,055,000	
Retail	2024	6,000	\$ 180	\$ 1,080,000	\$ -	\$ -	\$ 250.00	\$ 1,500,000	
Retail	2024	6,000	\$ 180	\$ 1,080,000	\$ -	\$ -	\$ 250.00	\$ 1,500,000	
<b>TOTAL</b>				<b>174,425,600</b>	<b>-</b>	<b>72,260,000</b>			

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.6%	\$ 24,822,454	\$ 24,822,454	\$ -
Tarrant County	8.3%	\$ 8,669,360	\$ 8,669,360	\$ -
Parkland	9.5%	\$ 9,984,584	\$ 9,984,584	\$ -
DCCD	4.4%	\$ 4,594,020	\$ 4,594,020	\$ -
Grand Prairie ISD	54.2%	\$ 56,993,636	\$ 56,993,636	\$ -
	100.0%	\$ 105,064,054	\$ 105,064,054	\$ -
		100.0%	0.0%	0.0%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 20,565,288	\$ 18,616,840	\$ -
Tarrant County	0.0%	\$ -	\$ -	\$ -
Parkland	0.0%	\$ -	\$ -	\$ -
DCCD	0.0%	\$ -	\$ -	\$ -
Grand Prairie ISD	0.0%	\$ -	\$ -	\$ -
	100.0%	\$ 20,565,288	\$ 18,616,840	\$ -
		100.0%	0.0%	0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	0.0%	\$ -	\$ 6,205,613	\$ -
Tarrant County	10.8%	\$ 7,182,525	\$ 8,669,360	\$ -
Parkland	12.4%	\$ 8,272,182	\$ 9,984,584	\$ -
DCCD	5.7%	\$ 3,806,124	\$ 4,594,020	\$ -
Grand Prairie ISD	71.0%	\$ 47,218,963	\$ 56,993,636	\$ -
	100.0%	\$ 66,479,794	\$ 86,447,214	\$ -
		100.0%	0.0%	0.0%



TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
<b>TOTAL TAX REVENUE</b>																							
<b>REAL PROPERTY</b>	% OCCUPIED Taxable Value	0%	0%	21%	60%	84%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	PV	-	-	36,920,000	104,304,000	146,316,800	166,145,600	174,425,600	177,914,112	181,472,394	185,101,842	188,803,879	192,579,957	196,431,556	200,360,187	204,367,391	208,454,738	212,623,833	216,876,310	221,213,836	225,638,113	230,150,875	234,753,892
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216,288	220,613	225,026	229,526	234,117	238,799	243,575	248,447	253,416	258,484	263,654	268,927	274,305	279,791	285,387	291,095
Grand Prairie ISD		-	-	567,959	1,604,561	2,250,864	2,555,901	2,683,276	2,736,942	2,791,681	2,847,514	2,904,464	2,962,554	3,021,805	3,082,241	3,143,886	3,206,763	3,270,899	3,336,317	3,403,043	3,471,104	3,540,526	3,611,337
<b>Total</b>		-	-	<b>1,046,995</b>	<b>2,957,903</b>	<b>4,149,322</b>	<b>4,711,637</b>	<b>4,946,445</b>	<b>5,045,374</b>	<b>5,146,281</b>	<b>5,249,207</b>	<b>5,354,191</b>	<b>5,461,275</b>	<b>5,570,500</b>	<b>5,681,910</b>	<b>5,795,549</b>	<b>5,911,460</b>	<b>6,029,689</b>	<b>6,150,282</b>	<b>6,273,288</b>	<b>6,398,754</b>	<b>6,526,729</b>	<b>6,657,264</b>
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216,288	220,613	225,026	229,526	234,117	238,799	243,575	248,447	253,416	258,484	263,654	268,927	274,305	279,791	285,387	291,095
Grand Prairie ISD		-	-	567,959	1,604,561	2,250,864	2,555,901	2,683,276	2,736,942	2,791,681	2,847,514	2,904,464	2,962,554	3,021,805	3,082,241	3,143,886	3,206,763	3,270,899	3,336,317	3,403,043	3,471,104	3,540,526	3,611,337
<b>Total</b>		-	-	<b>1,046,995</b>	<b>2,957,903</b>	<b>4,149,322</b>	<b>4,711,637</b>	<b>4,946,445</b>	<b>5,045,374</b>	<b>5,146,281</b>	<b>5,249,207</b>	<b>5,354,191</b>	<b>5,461,275</b>	<b>5,570,500</b>	<b>5,681,910</b>	<b>5,795,549</b>	<b>5,911,460</b>	<b>6,029,689</b>	<b>6,150,282</b>	<b>6,273,288</b>	<b>6,398,754</b>	<b>6,526,729</b>	<b>6,657,264</b>
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216,288	220,613	225,026	229,526	234,117	238,799	243,575	248,447	253,416	258,484	263,654	268,927	274,305	279,791	285,387	291,095
Grand Prairie ISD		-	-	567,959	1,604,561	2,250,864	2,555,901	2,683,276	2,736,942	2,791,681	2,847,514	2,904,464	2,962,554	3,021,805	3,082,241	3,143,886	3,206,763	3,270,899	3,336,317	3,403,043	3,471,104	3,540,526	3,611,337
<b>Total</b>		-	-	<b>1,046,995</b>	<b>2,957,903</b>	<b>4,149,322</b>	<b>4,711,637</b>	<b>4,946,445</b>	<b>5,045,374</b>	<b>5,146,281</b>	<b>5,249,207</b>	<b>5,354,191</b>	<b>5,461,275</b>	<b>5,570,500</b>	<b>5,681,910</b>	<b>5,795,549</b>	<b>5,911,460</b>	<b>6,029,689</b>	<b>6,150,282</b>	<b>6,273,288</b>	<b>6,398,754</b>	<b>6,526,729</b>	<b>6,657,264</b>
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216,288	220,613	225,026	229,526	234,117	238,799	243,575	248,447	253,416	258,484	263,654	268,927	274,305	279,791	285,387	291,095
Grand Prairie ISD		-	-	567,959	1,604,561	2,250,864	2,555,901	2,683,276	2,736,942	2,791,681	2,847,514	2,904,464	2,962,554	3,021,805	3,082,241	3,143,886	3,206,763	3,270,899	3,336,317	3,403,043	3,471,104	3,540,526	3,611,337
<b>Total</b>		-	-	<b>1,046,995</b>	<b>2,957,903</b>	<b>4,149,322</b>	<b>4,711,637</b>	<b>4,946,445</b>	<b>5,045,374</b>	<b>5,146,281</b>	<b>5,249,207</b>	<b>5,354,191</b>	<b>5,461,275</b>	<b>5,570,500</b>	<b>5,681,910</b>	<b>5,795,549</b>	<b>5,911,460</b>	<b>6,029,689</b>	<b>6,150,282</b>	<b>6,273,288</b>	<b>6,398,754</b>	<b>6,526,729</b>	<b>6,657,264</b>
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216,288	220,613	225,026	229,526	234,117	238,799	243,575	248,447	253,416	258,484	263,654	268,927	274,305	279,791	285,387	291,095
Grand Prairie ISD		-	-	567,959	1,604,561	2,250,864	2,555,901	2,683,276	2,736,942	2,791,681	2,847,514	2,904,464	2,962,554	3,021,805	3,082,241	3,143,886	3,206,763	3,270,899	3,336,317	3,403,043	3,471,104	3,540,526	3,611,337
<b>Total</b>		-	-	<b>1,046,995</b>	<b>2,957,903</b>	<b>4,149,322</b>	<b>4,711,637</b>	<b>4,946,445</b>	<b>5,045,374</b>	<b>5,146,281</b>	<b>5,249,207</b>	<b>5,354,191</b>	<b>5,461,275</b>	<b>5,570,500</b>	<b>5,681,910</b>	<b>5,795,549</b>	<b>5,911,460</b>	<b>6,029,689</b>	<b>6,150,282</b>	<b>6,273,288</b>	<b>6,398,754</b>	<b>6,526,729</b>	<b>6,657,264</b>
	GROSS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
City of Grand Prairie		-	-	247,363	698,835	980,320	1,113,172	1,168,648	1,192,021	1,215,861	1,240,179	1,264,982	1,290,282	1,316,087	1,342,409	1,369,257	1,396,643	1,424,575	1,453,067	1,482,128	1,511,771	1,542,006	1,572,846
Tarrant County		-	-	86,393	244,071	342,381	388,781	408,156	416,319	424,645	433,138	441,801	450,637	459,650	468,843	478,220	487,784	497,540	507,491	517,640	527,993	538,553	549,324
Parkland		-	-	99,499	281,099	394,324	447,762	470,077	479,479	489,068	498,849	508,826	519,003	529,383	539,971	550,770	561,786	573,021	584,482	596,171	608,095	620,257	632,662
DCCD		-	-	45,781	129,337	181,433	206,021	216															



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	75%	0.5024985
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.53835000	0%	0.0000000
	2.83584800		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 \$ / SF	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
Retail	2021	4,200	\$ 180	\$ 756,000	\$ -	\$ -	\$ 250.00	\$ 1,050,000	
Retail	2021	3,000	\$ 180	\$ 540,000	\$ -	\$ -	\$ 250.00	\$ 750,000	
Retail	2022	4,000	\$ 180	\$ 720,000	\$ -	\$ -	\$ 250.00	\$ 1,000,000	
Retail	2022	10,000	\$ 180	\$ 1,800,000	\$ -	\$ -	\$ 250.00	\$ 2,500,000	
Retail	2022	3,200	\$ 180	\$ 576,000	\$ -	\$ -	\$ 250.00	\$ 800,000	
Retail	2023	4,700	\$ 180	\$ 846,000	\$ -	\$ -	\$ 250.00	\$ 1,175,000	
Retail	2023	3,600	\$ 180	\$ 648,000	\$ -	\$ -	\$ 250.00	\$ 900,000	
Retail	2023	6,500	\$ 180	\$ 1,170,000	\$ -	\$ -	\$ 250.00	\$ 1,625,000	
Retail	2023	6,500	\$ 180	\$ 1,170,000	\$ -	\$ -	\$ 250.00	\$ 1,625,000	
Hotel	2022	110	\$ 110,000	\$ 12,100,000	\$ -	\$ -	\$ -	\$ -	
Retail	2024	10,000	\$ 180	\$ 1,800,000	\$ -	\$ -	\$ 250.00	\$ 2,500,000	
Retail	2024	9,000	\$ 180	\$ 1,620,000	\$ -	\$ -	\$ 250.00	\$ 2,250,000	
Retail	2024	65,000	\$ 180	\$ 11,700,000	\$ -	\$ -	\$ 250.00	\$ 16,250,000	
Retail	2021	12,000	\$ 180	\$ 2,160,000	\$ -	\$ -	\$ 250.00	\$ 3,000,000	

TOTAL		\$ 37,606,000	\$ -	\$ 35,425,000
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OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	54.1%	\$ 19,521,441	=	\$ 5,121,103
Tarrant County	5.0%	\$ 1,788,570	=	\$ 1,788,570
Parkland	5.7%	\$ 2,059,912	=	\$ 2,059,912
DCCD	2.6%	\$ 947,789	=	\$ 947,789
Grand Prairie ISD	32.6%	\$ 11,758,316	=	\$ 11,758,316
	100.0%	\$ 36,076,028		\$ 21,675,690
		100.0%		60.1%
				0.0%
				39.9%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	100.0%	\$ 3,840,827	=	\$ 3,840,827
Tarrant County	0.0%	\$ -	=	\$ -
Parkland	0.0%	\$ -	=	\$ -
DCCD	0.0%	\$ -	=	\$ -
Grand Prairie ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 3,840,827		\$ -
		100.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	48.6%	\$ 15,680,614	=	\$ 1,280,276
Tarrant County	5.5%	\$ 1,788,570	=	\$ 1,788,570
Parkland	6.4%	\$ 2,059,912	=	\$ 2,059,912
DCCD	2.9%	\$ 947,789	=	\$ 947,789
Grand Prairie ISD	36.5%	\$ 11,758,316	=	\$ 11,758,316
	100.0%	\$ 32,235,201		\$ 17,834,863
		100.0%		55.3%
				0.0%
				44.7%



TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
<b>TOTAL TAX REVENUE</b>																								
<b>REAL PROPERTY</b>	% OCCUPIED	0%	0%	5%	29%	55%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	1,728,000	11,054,000	20,569,000	30,046,000	37,606,000	38,358,120	39,125,282	39,907,788	40,705,944	41,520,063	42,350,464	43,197,473	44,061,423	44,942,651	45,841,504	46,758,334	47,693,501	48,647,371	49,620,318	50,612,725	
	PV	-	-	11,578	74,062	137,812	201,308	251,959	256,999	262,139	267,381	272,729	278,184	283,747	289,422	295,211	301,115	307,137	313,280	319,546	325,936	332,455	339,104	GROSS
City of Grand Prairie	#REF!	-	-	11,578	74,062	137,812	201,308	251,959	256,999	262,139	267,381	272,729	278,184	283,747	289,422	295,211	301,115	307,137	313,280	319,546	325,936	332,455	339,104	5,121,103
Tarrant County	#REF!	-	-	4,044	25,866	48,131	70,308	87,998	89,758	91,553	93,384	95,252	97,157	99,100	101,082	103,104	105,166	107,269	109,415	111,603	113,835	116,112	118,434	1,788,570
Parkland	946,948	-	-	4,657	29,791	55,433	80,974	101,348	103,375	105,443	107,551	109,703	111,897	114,135	116,417	118,746	121,120	123,543	126,014	128,534	131,105	133,727	136,401	2,059,912
DCCD	435,701	-	-	2,143	13,707	25,506	37,257	46,631	47,564	48,515	49,486	50,475	51,485	52,515	53,565	54,636	55,729	56,843	57,980	59,140	60,323	61,529	62,760	947,789
Grand Prairie ISD	5,405,332	-	-	26,583	170,049	316,423	462,213	578,512	590,082	601,884	613,921	626,200	638,724	651,498	664,528	677,819	691,375	705,203	719,307	733,693	748,367	763,334	778,601	11,758,316
<b>Total</b>	<b>9,964,377</b>	-	-	<b>49,003</b>	<b>313,475</b>	<b>583,306</b>	<b>852,059</b>	<b>1,066,449</b>	<b>1,087,778</b>	<b>1,109,534</b>	<b>1,131,724</b>	<b>1,154,359</b>	<b>1,177,446</b>	<b>1,200,995</b>	<b>1,225,015</b>	<b>1,249,515</b>	<b>1,274,505</b>	<b>1,299,995</b>	<b>1,325,995</b>	<b>1,352,515</b>	<b>1,379,565</b>	<b>1,407,157</b>	<b>1,435,300</b>	<b>21,675,690</b>
<b>PERSONAL PROPERTY</b>	% OCCUPIED	0%	0%	5%	29%	55%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant 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>	% OCCUPIED	0%	0%	5%	29%	55%	80%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
	Taxable Value	-	-	1,627,783	10,412,912	19,376,079	28,303,450	35,425,000	36,133,500	36,856,170	37,593,293	38,345,159	39,112,062	39,894,304	40,692,190	41,506,034	42,336,154	43,182,877	44,046,535	44,927,466	45,826,015	46,742,535	47,677,386	
	PV	-	-	32,556	208,258	387,522	566,069	708,500	722,670	737,123	751,866	766,903	782,241	797,886	813,844	830,121	846,723	863,658	880,931	898,549	916,520	934,851	953,548	GROSS
<b>Total</b>	<b>6,619,877</b>	-	-	<b>32,556</b>	<b>208,258</b>	<b>387,522</b>	<b>566,069</b>	<b>708,500</b>	<b>722,670</b>	<b>737,123</b>	<b>751,866</b>	<b>766,903</b>	<b>782,241</b>	<b>797,886</b>	<b>813,844</b>	<b>830,121</b>	<b>846,723</b>	<b>863,658</b>	<b>880,931</b>	<b>898,549</b>	<b>916,520</b>	<b>934,851</b>	<b>953,548</b>	<b>14,400,338</b>
<b>SUMMARY</b>																								
	PV	-	-	44,133	282,320	525,333	767,377	960,459	979,669	999,262	1,019,247	1,039,632	1,060,425	1,081,633	1,103,266	1,125,331	1,147,838	1,170,795	1,194,211	1,218,095	1,242,457	1,267,306	1,292,652	GROSS
City of Grand Prairie	8,974,063	-	-	44,133	282,320	525,333	767,377	960,459	979,669	999,262	1,019,247	1,039,632	1,060,425	1,081,633	1,103,266	1,125,331	1,147,838	1,170,795	1,194,211	1,218,095	1,242,457	1,267,306	1,292,652	19,521,441
Tarrant County	822,211	-	-	4,044	25,866	48,131	70,308	87,998	89,758	91,553	93,384	95,252	97,157	99,100	101,082	103,104	105,166	107,269	109,415	111,603	113,835	116,112	118,434	1,788,570
Parkland	946,948	-	-	4,657	29,791	55,433	80,974	101,348	103,375	105,443	107,551	109,703	111,897	114,135	116,417	118,746	121,120	123,543	126,014	128,534	131,105	133,727	136,401	2,059,912
DCCD	435,701	-	-	2,143	13,707	25,506	37,257	46,631	47,564	48,515	49,486	50,475	51,485	52,515	53,565	54,636	55,729	56,843	57,980	59,140	60,323	61,529	62,760	947,789
Grand Prairie ISD	5,405,332	-	-	26,583	170,049	316,423	462,213	578,512	590,082	601,884	613,921	626,200	638,724	651,498	664,528	677,819	691,375	705,203	719,307	733,693	748,367	763,334	778,601	11,758,316
<b>Total</b>	<b>16,584,254</b>	-	-	<b>81,559</b>	<b>521,733</b>	<b>970,827</b>	<b>1,418,128</b>	<b>1,774,949</b>	<b>1,810,448</b>	<b>1,846,657</b>	<b>1,883,590</b>	<b>1,921,262</b>	<b>1,959,687</b>	<b>1,998,881</b>	<b>2,038,858</b>	<b>2,079,636</b>	<b>2,121,228</b>	<b>2,163,653</b>	<b>2,206,926</b>	<b>2,251,065</b>	<b>2,296,086</b>	<b>2,342,008</b>	<b>2,388,848</b>	<b>36,076,028</b>
<b>PARTICIPATION</b>																								
<b>REAL PROPERTY</b>	Taxable Value	-	-	1,728,000	11,054,000	20,569,000	30,046,000	37,606,000	38,358,120	39,125,282	39,907,788	40,705,944	41,520,063	42,350,464	43,197,473	44,061,423	44,942,651	45,841,504	46,758,334	47,693,501	48,647,371	49,620,318	50,612,725	
	PV	-	-	8,683	55,546	103,359	150,981	188,970	192,749	196,604	200,536	204,547	208,638	212,810	217,067	221,408	225,836	230,353	234,960	239,659	244,452	249,341	254,328	GROSS
City of Grand Prairie	1,765,639	-	-	8,683	55,546	103,359	150,981	188,970	192,749	196,604	200,536	204,547	208,638	212,810	217,067	221,408	225,836	230,353	234,960	239,659	244,452	249,341	254,328	3,840,827
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkland	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grand Prairie ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>1,765,639</b>	-	-	<b>8,683</b>	<b>55,546</b>	<b>103,359</b>	<b>150,981</b>	<b>188,970</b>	<b>192,749</b>	<b>196,604</b>	<b>200,536</b>	<b>204,547</b>	<b>208,638</b>	<b>212,810</b>	<b>217,067</b>	<b>221,408</b>	<b>225,836</b>	<b>230,353</b>	<b>234,960</b>	<b>239,659</b>	<b>244,452</b>	<b>249,341</b>	<b>254,328</b>	<b>3,840,827</b>
<b>PERSONAL PROPERTY</b>	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
City of Grand Prairie	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tarrant 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	-	-	1,627,783	10,412,912	19,376,079	28,303,450	35,425,000	36,133,500	36,856,170	37,593,293	38,345,159	39,112,062	39,894,304	40,692,190	41,506,034	42,336,154	43,182,877	44,046,535	44,927,466	45,826,015	46,742,535	47,677,386	
	PV	-	-	32,556	208,258	387,522	566,069	708,500	722,670	737,123	751,866	766,903	782,241	797,886	813,844	830,121	846,723	863,658	880,					



# 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	
City of Grand Prairie	0.66999800	75%	0.5024985
Ellis County	0.36053300	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Midlothian ISD	1.47000000	0%	0.0000000
	2.89403100		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Ellis County	0.36053300	0%	0.0000000
Parkland	0.26950000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Midlothian ISD	1.47000000	0%	0.0000000
	2.89403100		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	
Restaurant	2021	10,000	\$ 200	\$ 2,000,000	\$ -	\$ -	\$ 325.00	\$ 3,250,000	
Restaurant	2021	10,000	\$ 200	\$ 2,000,000	\$ -	\$ -	\$ 325.00	\$ 3,250,000	
Retail	2021	36,000	\$ 180	\$ 6,480,000	\$ -	\$ -	\$ 250.00	\$ 9,000,000	
Retail	2022	5,000	\$ 180	\$ 900,000	\$ -	\$ -	\$ 250.00	\$ 1,250,000	
Restaurant	2022	2,400	\$ 200	\$ 480,000	\$ -	\$ -	\$ 325.00	\$ 780,000	
Restaurant	2022	3,200	\$ 200	\$ 640,000	\$ -	\$ -	\$ 325.00	\$ 1,040,000	
Office	2023	65,000	\$ 140	\$ 9,100,000	\$ -	\$ -	\$ -	\$ -	
Retail	2023	45,000	\$ 180	\$ 8,100,000	\$ -	\$ -	\$ 250.00	\$ 11,250,000	
Restaurant	2023	5,000	\$ 200	\$ 1,000,000	\$ -	\$ -	\$ 325.00	\$ 1,625,000	
Retail	2024	12,000	\$ 180	\$ 2,160,000	\$ -	\$ -	\$ 250.00	\$ 3,000,000	
Restaurant	2024	2,400	\$ 200	\$ 480,000	\$ -	\$ -	\$ 325.00	\$ 780,000	
Retail	2024	95,000	\$ 180	\$ 17,100,000	\$ -	\$ -	\$ 250.00	\$ 23,750,000	
Office	2026	60,000	\$ 140	\$ 8,400,000	\$ -	\$ -	\$ -	\$ -	
Industrial	2024	25,000	\$ 70	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	
Industrial	2026	42,000	\$ 70	\$ 2,940,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2022	117	\$ 400,000	\$ 46,800,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2024	108	\$ 400,000	\$ 43,200,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2026	101	\$ 400,000	\$ 40,400,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2028	101	\$ 400,000	\$ 40,400,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2030	101	\$ 400,000	\$ 40,400,000	\$ -	\$ -	\$ -	\$ -	
Single Family	2032	102	\$ 400,000	\$ 40,800,000	\$ -	\$ -	\$ -	\$ -	
<b>TOTAL</b>		<b>418,630</b>	<b>\$ 315,530,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 58,975,000</b>			

### OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	23.2%	\$ 31,513,954	=	\$ 31,513,954	+	\$ -	+	\$ -
Ellis County	12.5%	\$ 16,957,991	=	\$ 16,957,991	+	\$ -	+	\$ -
Parkland	9.3%	\$ 12,676,173	=	\$ 12,676,173	+	\$ -	+	\$ -
DCCD	4.3%	\$ 5,832,451	=	\$ 5,832,451	+	\$ -	+	\$ -
Midlothian ISD	50.8%	\$ 69,142,762	=	\$ 69,142,762	+	\$ -	+	\$ -
	100.0%	\$ 136,123,330		\$ 136,123,330		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	100.0%	\$ 31,513,954	=	\$ 23,635,465	+	\$ -	+	\$ -
Ellis County	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Parkland	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
DCCD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Midlothian ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 31,513,954		\$ 23,635,465		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
City of Grand Prairie	0.0%	\$ -	=	\$ 7,878,488	+	\$ -	+	\$ -
Ellis County	47.8%	\$ 16,957,991	=	\$ 16,957,991	+	\$ -	+	\$ -
Parkland	35.7%	\$ 12,676,173	=	\$ 12,676,173	+	\$ -	+	\$ -
DCCD	16.4%	\$ 5,832,451	=	\$ 5,832,451	+	\$ -	+	\$ -
Tarrant County	195.0%	\$ 69,142,762	=	\$ 69,142,762	+	\$ -	+	\$ -
	100.0%	\$ 35,466,815		\$ 43,345,103		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%





Financial Feasibility Analysis - Hotel Occupancy Tax

	HOT Generated												
Revenue Year	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032
<b>Hotel Rooms</b>													
Occupancy	0%	0%	50%	65%	70%	70%	70%	70%	70%	70%	70%	70%	70%
<b>Hotel Occupancy Tax</b>													
# of Available Rooms	-	-	40,150	40,150	40,150	40,150	40,150	40,150	40,150	40,150	40,150	40,150	40,150
# of Occupied Rooms	0	0	20,075	26,098	28,105	28,105	28,105	28,105	28,105	28,105	28,105	28,105	28,105
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
Annual Taxable Revenue	\$ -	\$ -	\$ 2,409,000	\$ 3,194,334	\$ 3,508,853	\$ 3,579,030	\$ 3,650,611	\$ 3,723,623	\$ 3,798,095	\$ 3,874,057	\$ 3,951,538	\$ 4,030,569	\$ 4,111,181
City Tax Rate	7%		\$ 168,630	\$ 223,603	\$ 245,620	\$ 250,532	\$ 255,543	\$ 260,654	\$ 265,867	\$ 271,184	\$ 276,608	\$ 282,140	\$ 287,783
State Tax Rate	6%		\$ 144,540	\$ 191,660	\$ 210,531	\$ 214,742	\$ 219,037	\$ 223,417	\$ 227,886	\$ 232,443	\$ 237,092	\$ 241,834	\$ 246,671
			\$ 313,170	\$ 415,263	\$ 456,151	\$ 465,274	\$ 474,579	\$ 484,071	\$ 493,752	\$ 503,627	\$ 513,700	\$ 523,974	\$ 534,453

	HOT Generated										
Revenue Year	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040			
<b>Hotel Rooms</b>											
Occupancy	70%	70%	70%	70%	70%	70%	70%	70%			
<b>Hotel Occupancy Tax</b>											
# of Available Rooms	40,150	40,150	40,150	40,150	40,150	40,150	40,150	40,150			
# of Occupied Rooms	28,105	28,105	28,105	28,105	28,105	28,105	28,105	28,105			
Average Daily Rate	\$ 149.20	\$ 152.19	\$ 155.23	\$ 158.34	\$ 161.50	\$ 164.73	\$ 168.03	\$ 171.39			
Annual Taxable Revenue	\$ 4,193,404	\$ 4,277,272	\$ 4,362,818	\$ 4,450,074	\$ 4,539,076	\$ 4,629,857	\$ 4,722,454	\$ 4,816,903			
City Tax Rate	7%		\$ 293,538	\$ 299,409	\$ 305,397	\$ 311,505	\$ 317,735	\$ 324,090	\$ 330,572	\$ 337,183	<b>\$5,307,593</b>
State Tax Rate	6%		\$ 251,604	\$ 256,636	\$ 261,769	\$ 267,004	\$ 272,345	\$ 277,791	\$ 283,347	\$ 289,014	<b>\$4,549,365</b>
			\$ 545,143	\$ 556,045	\$ 567,166	\$ 578,510	\$ 590,080	\$ 601,881	\$ 613,919	\$ 626,197	<b>\$9,856,958</b>

# Financial Feasibility Analysis - Proposed Participation

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

TAXABLE BASE YEAR GROWTH		DISCOUNT RATE		2.00%		6.00%																																																																																																																																													
<table border="1"> <thead> <tr> <th colspan="4">REAL PROPERTY TAX</th> <th colspan="4">BUSINESS PERSONAL PROPERTY TAX</th> <th colspan="3">SALES TAX</th> <th colspan="3">HOT</th> </tr> </thead> <tbody> <tr> <td>City of Grand Prairie</td> <td>0.6699980</td> <td>75%</td> <td>0.5024985</td> <td>City of Grand Prairie</td> <td>0.6699980</td> <td>0%</td> <td>0.0000000</td> <td>0.0200000</td> <td>0.00%</td> <td>0.0000000</td> <td>City Tax Rate</td> <td colspan="2">0%</td> </tr> <tr> <td>Dallas County</td> <td>0.2431000</td> <td>0%</td> <td>0.0000000</td> <td>Dallas County</td> <td>0.2431000</td> <td>0%</td> <td>0.0000000</td> <td>0.0000000</td> <td>0.00%</td> <td>0.0000000</td> <td>State Tax Rate</td> <td colspan="2">0%</td> </tr> <tr> <td>Tarrant County</td> <td>0.2340000</td> <td>0%</td> <td>0.0000000</td> <td>Tarrant County</td> <td>0.2340000</td> <td>0%</td> <td>0.0000000</td> <td>0.0000000</td> <td>0.00%</td> <td>0.0000000</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Ellis County</td> <td>0.3605330</td> <td>0%</td> <td>0.0000000</td> <td>Ellis County</td> <td>0.3605330</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Parkland</td> <td>0.2895000</td> <td>0%</td> <td>0.0000000</td> <td>Parkland</td> <td>0.2895000</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>DCCD</td> <td>0.1240000</td> <td>0%</td> <td>0.0000000</td> <td>DCCD</td> <td>0.1240000</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Cedar Hill ISD</td> <td>1.3060000</td> <td>0%</td> <td>0.0000000</td> <td>Cedar Hill ISD</td> <td>1.3060000</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Grand Prairie ISD</td> <td>1.5383500</td> <td>0%</td> <td>0.0000000</td> <td>Grand Prairie ISD</td> <td>1.5383500</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Midlothian ISD</td> <td>1.4700000</td> <td>0%</td> <td>0.0000000</td> <td>Midlothian ISD</td> <td>1.4700000</td> <td>0%</td> <td>0.0000000</td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> </tbody> </table>								REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX			HOT			City of Grand Prairie	0.6699980	75%	0.5024985	City of Grand Prairie	0.6699980	0%	0.0000000	0.0200000	0.00%	0.0000000	City Tax Rate	0%		Dallas County	0.2431000	0%	0.0000000	Dallas County	0.2431000	0%	0.0000000	0.0000000	0.00%	0.0000000	State Tax Rate	0%		Tarrant County	0.2340000	0%	0.0000000	Tarrant County	0.2340000	0%	0.0000000	0.0000000	0.00%	0.0000000				Ellis County	0.3605330	0%	0.0000000	Ellis County	0.3605330	0%	0.0000000							Parkland	0.2895000	0%	0.0000000	Parkland	0.2895000	0%	0.0000000							DCCD	0.1240000	0%	0.0000000	DCCD	0.1240000	0%	0.0000000							Cedar Hill ISD	1.3060000	0%	0.0000000	Cedar Hill ISD	1.3060000	0%	0.0000000							Grand Prairie ISD	1.5383500	0%	0.0000000	Grand Prairie ISD	1.5383500	0%	0.0000000							Midlothian ISD	1.4700000	0%	0.0000000	Midlothian ISD	1.4700000	0%	0.0000000						
REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX			HOT																																																																																																																																								
City of Grand Prairie	0.6699980	75%	0.5024985	City of Grand Prairie	0.6699980	0%	0.0000000	0.0200000	0.00%	0.0000000	City Tax Rate	0%																																																																																																																																							
Dallas County	0.2431000	0%	0.0000000	Dallas County	0.2431000	0%	0.0000000	0.0000000	0.00%	0.0000000	State Tax Rate	0%																																																																																																																																							
Tarrant County	0.2340000	0%	0.0000000	Tarrant County	0.2340000	0%	0.0000000	0.0000000	0.00%	0.0000000																																																																																																																																									
Ellis County	0.3605330	0%	0.0000000	Ellis County	0.3605330	0%	0.0000000																																																																																																																																												
Parkland	0.2895000	0%	0.0000000	Parkland	0.2895000	0%	0.0000000																																																																																																																																												
DCCD	0.1240000	0%	0.0000000	DCCD	0.1240000	0%	0.0000000																																																																																																																																												
Cedar Hill ISD	1.3060000	0%	0.0000000	Cedar Hill ISD	1.3060000	0%	0.0000000																																																																																																																																												
Grand Prairie ISD	1.5383500	0%	0.0000000	Grand Prairie ISD	1.5383500	0%	0.0000000																																																																																																																																												
Midlothian ISD	1.4700000	0%	0.0000000	Midlothian ISD	1.4700000	0%	0.0000000																																																																																																																																												
TAX YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTALS																																																																																																																												
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040																																																																																																																													
<b>1999 BASE YEAR (ORIGINAL BOUNDARY)</b>																																																																																																																																																			
City of Grand Prairie	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463																																																																																																																												
Dallas County	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463																																																																																																																												
Parkland	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463																																																																																																																												
DCCD	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463																																																																																																																												
Cedar Hill ISD	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463																																																																																																																												
<b>TAXABLE VALUE</b>																																																																																																																																																			
City of Grand Prairie	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	135,318,981																																																																																																																												
Dallas County	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	135,318,981																																																																																																																												
Parkland	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	135,318,981																																																																																																																												
DCCD	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	135,318,981																																																																																																																												
Cedar Hill ISD	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	135,318,981																																																																																																																												
<b>TAXABLE VALUE INCREMENT</b>																																																																																																																																																			
City of Grand Prairie	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	135,044,514	137,745,840																																																																																																																												
Dallas County	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	135,044,514	137,745,840																																																																																																																												
Parkland	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	135,044,514	137,745,840																																																																																																																												
DCCD	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	135,044,514	137,745,840																																																																																																																												
Cedar Hill ISD	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	135,044,514	137,745,840																																																																																																																												
<b>REVENUE A (ORIGINAL BOUNDARY)</b>																																																																																																																																																			
<b>TAXABLE VALUE GROWTH</b>																																																																																																																																																			
City of Grand Prairie	447,259	456,232	465,384	474,719	484,241	493,954	503,860	513,965	524,272	534,785	545,508	556,446	567,603	578,982	590,590	602,429	614,505	626,823	639,387	652,202	665,274	678,604	692,292																																																																																																																												
Dallas County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																												
Parkland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																												
DCCD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																																																																																																																												
Cedar Hill ISD	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432	1,162,432																																																																																																																												
<b>npv @ 6%</b>																																																																																																																																																			
	7,293,829	1,609,691	456,232	465,384	474,719	484,241	493,954	503,860	513,965	524,272	534,785	545,508	556,446	567,603	578,982	590,590	602,429	614,505	626,823	639,387	652,202	665,274	678,604	11,538,422																																																																																																																											
<b>2019 BASE YEAR (EXPANDED BOUNDARY)</b>																																																																																																																																																			
City of Grand Prairie	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733																																																																																																																											
Dallas County	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120																																																																																																																											
Tarrant County	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033																																																																																																																											
Ellis County	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940																																																																																																																											
Parkland	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733																																																																																																																											
DCCD	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733																																																																																																																											
Grand Prairie ISD	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733																																																																																																																											
<b>TAXABLE VALUE</b>																																																																																																																																																			
City of Grand Prairie	223,566,388	228,037,715	232,598,470	237,250,439	241,995,448	246,835,357	251,772,064	256,807,505	261,943,655	267,182,528																																																																																																																																									





# Financial Feasibility Analysis - 100% of Revenues

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

TAXABLE BASE YEAR GROWTH DISCOUNT RATE	2.00%		6.00%																				
	REAL PROPERTY TAX	BUSINESS PERSONAL PROPERTY TAX	SALES TAX	HOT																			
City of Grand Prairie	0.6699980	75%	0.0200000	7%																			
Dallas County	0.2431000	100%	0.0200000	6%																			
Tarrant County	0.2340000	100%	0.0200000																				
Ellis County	0.3605330	100%	0.0200000																				
Parkland	0.2695000	100%	0.0200000																				
DCCD	0.1240000	100%	0.0200000																				
Cedar Hill ISD	1.3060000	100%	0.0200000																				
Grand Prairie ISD	1.5383500	100%	0.0200000																				
Midlothian ISD	1.4700000	100%	0.0200000																				
City of Grand Prairie	0.6699980	100%	0.0200000																				
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Cedar Hill ISD	1.3060000	100%	0.0200000																				
Grand Prairie ISD	1.5383500	100%	0.0200000																				
Midlothian ISD	1.4700000	100%	0.0200000																				
TAX YEAR	BASE YEAR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	TOTALS
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
<b>1999 BASE YEAR (ORIGINAL BOUNDARY)</b>																							
City of Grand Prairie	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	
Dallas County	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	
Parkland	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	
DCCD	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	
Cedar Hill ISD	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	274,463	
<b>TAXABLE VALUE</b>																							
City of Grand Prairie	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	
Dallas County	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	
Parkland	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	
DCCD	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	
Cedar Hill ISD	87,530,908	89,281,526	91,067,157	92,888,500	94,746,270	96,641,195	98,574,019	100,545,499	102,556,409	104,607,538	106,699,688	108,833,682	111,010,356	113,230,563	115,495,174	117,805,078	120,161,179	122,564,403	125,015,691	127,516,005	130,066,325	132,667,651	
<b>TAXABLE VALUE INCREMENT</b>																							
City of Grand Prairie	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	133,993,188	
Dallas County	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	133,993,188	
Parkland	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	133,993,188	
DCCD	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	133,993,188	
Cedar Hill ISD	89,007,063	90,792,694	92,614,037	94,471,807	96,366,732	98,299,556	100,271,036	102,281,946	104,333,075	106,425,225	108,559,219	110,735,893	112,956,100	115,220,711	117,530,615	119,886,716	122,289,940	124,741,228	127,241,542	129,791,862	132,393,188	133,993,188	
<b>REVENUE A (ORIGINAL BOUNDARY)</b>																							
<b>TAXABLE VALUE GROWTH</b>																							
City of Grand Prairie	447,259	456,232	465,384	474,719	484,241	493,954	503,860	513,965	524,272	534,785	545,508	556,446	567,603	578,982	590,590	602,429	614,505	626,823	639,387	652,202	665,274	11,538,422	City of Grand Prairie
Dallas County	216,376	220,717	225,145	229,661	234,268	238,966	243,759	248,647	253,634	258,720	263,907	269,199	274,596	280,102	285,717	291,445	297,287	303,246	309,324	315,524	321,848	5,582,087	Dallas County
Parkland	239,874	244,686	249,595	254,602	259,708	264,917	270,230	275,650	281,178	286,816	292,567	298,433	304,417	310,520	316,745	323,095	329,571	336,178	342,916	349,789	356,800	6,188,286	Parkland
DCCD	110,369	112,583	114,841	117,145	119,495	121,891	124,336	126,830	129,373	131,967	134,613	137,313	140,066	142,874	145,738	148,660	151,640	154,670	157,760	160,924	164,168	2,847,301	DCCD
Cedar Hill ISD	1,162,432	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,162,432	Cedar Hill ISD
<b>npv @ 6%</b>																							
	<b>15,149,399</b>	<b>2,176,310</b>	<b>1,034,218</b>	<b>1,054,965</b>	<b>1,076,127</b>	<b>1,097,712</b>	<b>1,119,729</b>	<b>1,142,186</b>	<b>1,165,092</b>	<b>1,188,456</b>	<b>1,212,288</b>	<b>1,236,596</b>	<b>1,261,391</b>	<b>1,286,681</b>	<b>1,312,477</b>	<b>1,338,789</b>	<b>1,365,628</b>	<b>1,393,003</b>	<b>1,420,925</b>	<b>1,449,406</b>	<b>1,478,457</b>	<b>1,508,089</b>	<b>27,316,528</b>
<b>2019 BASE YEAR (EXPANDED BOUNDARY)</b>																							
City of Grand Prairie	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	
Dallas County	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	33,964,120	
Tarrant County	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	188,763,033	
Ellis County	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	4,855,940	
Parkland	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	
DCCD	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	
Grand Prairie ISD	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	219,182,733	
<b>TAXABLE VALUE</b>																							
City of Grand Prairie	223,566,388	228,037,715	232,598,470	237,250,439	241,995,448	246,835,357	251,772,064	256,807,505	261,943,655	267,182,528	272,526,179	277,976,703	283,536,237	289,206,961	294,991,101	300,890,923	306,908,741	313,046,916	319,307,854	325,694,011	332,207,892	338,847,892	
Dallas County	34,643,402	35,336,270	36,042,996	36,763,856	37,499,133	38,248,116																	

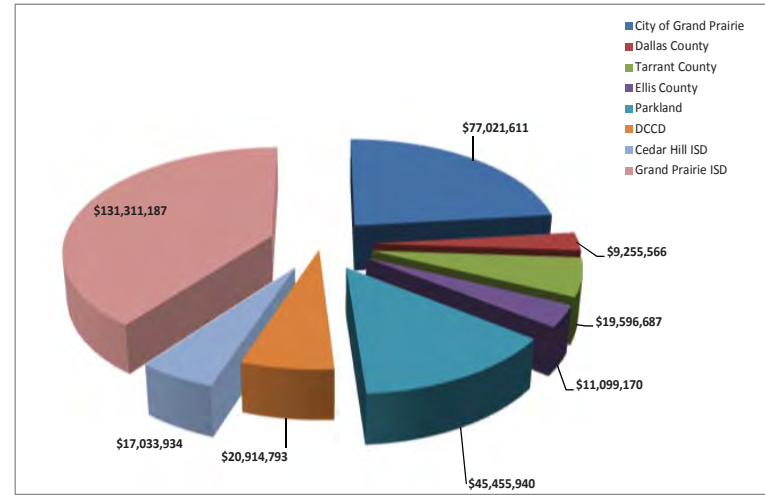
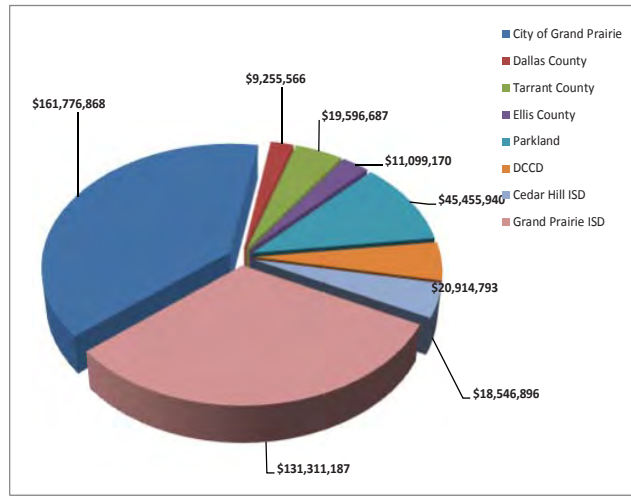




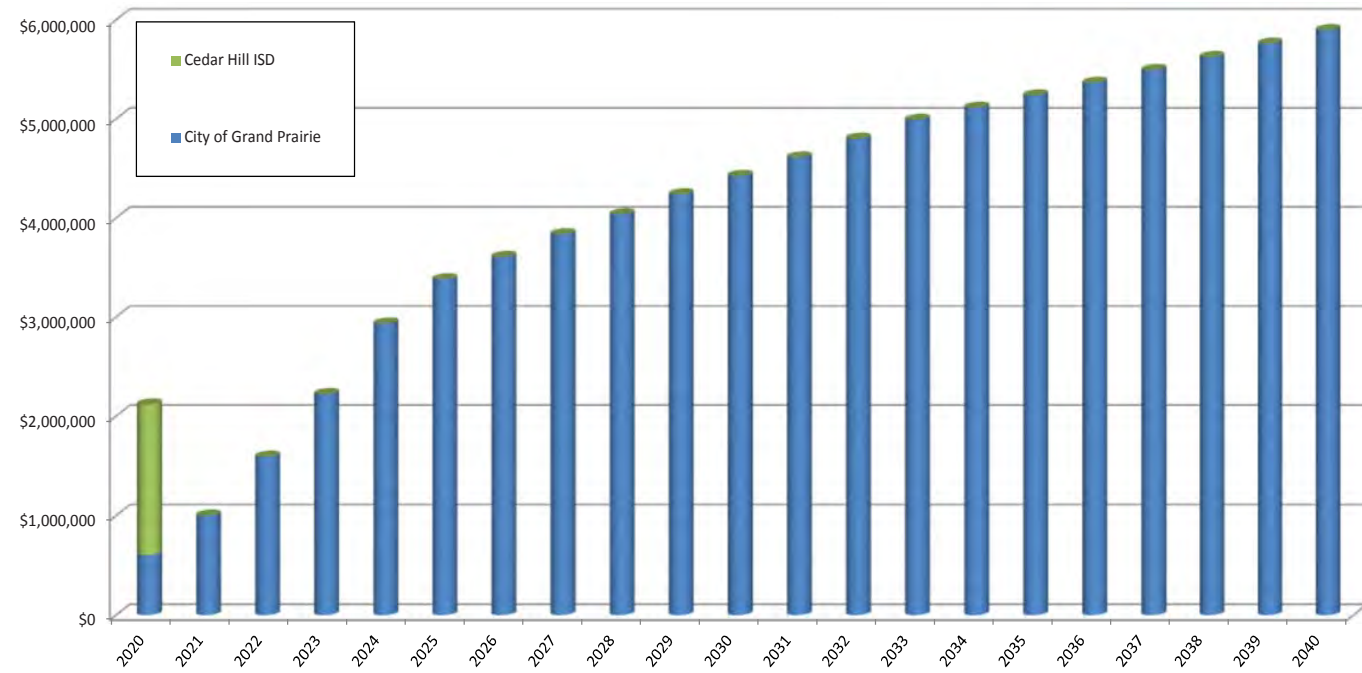
# Financial Feasibility Analysis - Summary

## Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$161,776,868	\$84,755,257	\$77,021,611
Dallas County	\$9,255,566	\$0	\$9,255,566
Tarrant County	\$19,596,687	\$0	\$19,596,687
Ellis County	\$11,099,170	\$0	\$11,099,170
Parkland	\$45,455,940	\$0	\$45,455,940
DCCD	\$20,914,793	\$0	\$20,914,793
Cedar Hill ISD	\$18,546,896	\$1,512,963	\$17,033,934
Grand Prairie ISD	\$131,311,187	\$0	\$131,311,187
Midlothian ISD	\$72,357,665	\$0	\$72,357,665
<b>Total</b>	<b>\$490,314,772</b>	<b>\$86,268,220</b>	<b>\$404,046,552</b>



### 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 #3 in Years:**

The TIRZ will be extended for an additional 21 year term (to allow for 20 additional years of increment) 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.

