



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

Tax Increment Financing Districts 1 & 3

Wednesday, November 18, 2020

12:00 PM

Video Conference

Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the Tax Increment Financing Districts 1 & 3 will be held via video conference. Members of the public may participate in the meeting remotely by webinar or telephone through the following:

When: Nov 18, 2020 12:00 PM Central Time (US and Canada)

Topic: TIF Board Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/97987476215?pwd=TGVTbVNNbTlhRWNzMjE1NEpaRmhsZz09>

Passcode: gdARBp467f

Or iPhone one-tap :

US: +13462487799,,97987476215#,,,,,0#,,3203227123# or
+14086380968,,97987476215#,,,,,0#,,3203227123#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or
+1 646 876 9923 or +1 301 715 8592

Webinar ID: 979 8747 6215

Passcode: 3203227123

International numbers available: <https://gptx.zoom.us/u/adXDfjJWVc>

All meeting participants will automatically be muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Or, if you are joining by phone, you may press *9 to raise your hand. Please call in only during discussion of the item on which you wish to speak. A maximum five (5) minutes is permitted per speaker. After speaking, remute your phone by pressing *6.

The full agenda has been posted on the city's website, <https://www.gptx.org/city-government/city-secretary/boards-and-commissions/tax-increment-financing-tifs>, for those who may want to view this agenda in more detail. Citizens may speak during citizen comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

Agenda Items

1. Call to Order
2. Introductions
 - Andrew Fortune, City of Grand Prairie (new Board member 2020)
 - Bill Hills, City of Grand Prairie
 - Cheryl De Leon, City of Grand Prairie
 - Jeanette Martinez, Tarrant County (new Board member after new bylaws approved)
 - Rachel Brown, Dallas County (replacement for 2020, before bylaws approved)
 - Rashad Jackson, City of Grand Prairie
 - Savannah Ware, City of Grand Prairie
 - Steve Dye, City of Grand Prairie
3. Consider minutes of meetings
 - Wednesday, June 12, 2019 4
 - Wednesday, December 11, 2019 5
4. Review and Recommend Approval of the amended Project and Financing Plan for TIRZ #3 (Marty Wieder, David Pettit, and Natalie Moore) 6
5. Proposed TIF 1 Distribution & Timing Updates
 - Open Space, Park and Recreation Facilities and Improvements
 - Epic Central Projects
 - Street and Intersection Improvements
 - Downtown Projects
 - Economic Development Grants
 - Epic Central Projects
 - Downtown Projects
 - Administrative Costs
6. Amendments to TIF 1 and TIF 3 Bylaws (Special District Administrator Lee Harriss) 52
 - Amend TIF 1 bylaws to include one representative from Tarrant County and remove members from tax districts which are no longer participating and will no longer have voting members

- Amend TIF 3 bylaws to remove members from tax districts which are no longer participating and will no longer have voting members

7. TIF Taxable Value Update (Special District Administrator Lee Harriss) 63

8. Next Meeting Date

9. Citizen Comments

Citizens may speak during citizen comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

10. Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A. the Tax Increment Financing Districts 1 & 3 meeting agenda was prepared and posted November 13, 2020.

Mona Lisa Galicia

City Hall is wheelchair accessible. If you plan to attend this public meeting and you have a disability that requires special arrangements, please call Mona Lisa Galicia at 972-237-8018 at least 24 hours in advance. Reasonable accommodations will be made to assist your needs.

**Minutes of the
Combined Meeting of
Board of Directors
Of the City of Grand Prairie
Tax Increment Financing Districts 1 & 3
Ruthe Jackson Center
3113 S. Carrier Parkway
Grand Prairie, Texas
Wednesday, June 12, 2019, 12:00 pm**

1) Call to Order

Chairman Swafford, Chair of TIF #1 and acting chair for the combined meeting, called the meeting to order at 12:00 pm. Present included Board members Richard Fregoe, Jim Swafford, Marty Wieder, Alex Godina, Ray Wilks, Joe Mayer, Robb Welch, Gilberto Prado, and others—Bill Crolley, Becky Brooks, David Jones, David Pettit, Lee Harriss, Natalie Moore, and Romin Khavari. Absent were board members Jorja Clemson, Rick Loessberg, and Sharon Davis.

2) Introductions

Mr. Swafford introduced Alex Godina, Chamber of Commerce.

3) Consider minutes of meetings of

- Wednesday, July 11, 2018 and
- Monday, February 18, 2019

The minutes were approved.

4) Proposed TIF Distributions were presented:

- Ruthe Jackson Trail (Deputy City Manager Bill Crolley)
 - Open Space, Park and Recreation Facilities and Improvements
- Stadium Drive (Marty Wieder, Economic Development Director)
 - Street and Intersection Improvements
- Hotel Conference Center Tax Note
 - Open Space, Park and Recreation Facilities and Improvements
- Restaurant and Retail Development
 - Economic Development Grants

5) TIF Taxable Value Update (Special District Administrator Lee Harriss)

Special District Administrator Lee Harriss presented an update on the preliminary TIF 1 and 3 values and their growth.

6) Adjournment

The meeting adjourned at 1:00 pm.

**Minutes of
Meeting of Board of Directors
Of the City of Grand Prairie
Tax Increment Financing District 3
City Hall
Council Briefing Room
317 College St.
Grand Prairie, Texas
Wednesday, December 11, 2019, 3:00 pm**

1) Call to Order

Chairman Swafford, Chair of TIF #1 and acting chair for the combined meeting, called the meeting to order at 3:00 pm. Present included Board members Jim Swafford, Jorja Clemson, Marty Wieder, Joe Mayer, Gilberto Prado, and others—Anna Doll, Bill Crolley, Becky Brooks, Brady Olsen, Chuong Phung, David Jones, John Lopez, Judy Swafford, Lee Harriss, Megan Mahan, Natalie Moore, Romin Khavari, and Terrence Harbin. Absent were board members Alex Godina, Rick Loessberg, and Sharon Davis.

2) TIF 3 Plan Amendment Briefing (Marty Wieder, and Natalie Moore)

The TIF 3 plan amendment was presented.

3) Adjournment

The meeting adjourned at 6:30 pm.

RESOLUTION NO. _____

**BOARD OF DIRECTORS OF TAX INCREMENT REVINVESTMENT ZONE NUMBER
THREE, CITY OF GRAND PRAIRIE, TEXAS**

WHEREAS, on July 13, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6097 designating a contiguous geographic area within the City as a Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone"); and

WHEREAS, pursuant to Ordinance No. 6097 the City created the Board of Directors (hereinafter referred to as "Board") for the Zone; and

WHEREAS, on August 17, 1999, the City Council of the City of Grand Prairie, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 6126 amending the Zone; and

WHEREAS, on December 17, 2019, the City Council of the City of Grand Prairie, Texas, approved Ordinance No. ##### further amending the Zone to expand the boundaries of the Zone and extend the term; and

WHEREAS, the Ordinance No. ##### included a *Preliminary Amended Project and Financing Plan* for the Zone; and

WHEREAS, the Board shall make recommendations to the City Council concerning the administration, management and operation of the Zone; and

WHEREAS, the Board shall prepare and adopt the Amended Project and Financing Plan and submit such plan to the City Council for its approval; and

WHEREAS, the Board has been provided a presentation on the Amended Project and Financing Plan; and

WHEREAS, the Board finds that the Amended Project and Financing Plan is feasible and encourages further development within the Zone; and

WHEREAS, the Board finds that the Amended Project and Financing Plan includes all information required by Section 311.003 (b) and (c) of the Act;

NOW, THEREFORE, BE IT RESOLVED BY TAX INCREMENT FINANCE ZONE #3 OF THE CITY OF GRAND PRAIRIE, TEXAS:

SECTION I. **THAT** the Amended Project and Financing Plan for Tax Increment

Reinvestment Zone Number Three, City of Grand Prairie, Texas is hereby approved.

SECTION II. **THAT** the Chair of the Board is authorized to sign this resolution on the Board's behalf.

SECTION III. **THAT** this resolution shall take effect upon immediately from and after its passage.

PASSED and APPROVED BY TAX INCREMENT FINANCE ZONE NUMBER THREE OF THE CITY OF GRAND PRAIRIE, TEXAS, this 18th day of November, 2020.

Chair

ATTEST:

City Secretary

Tax Increment Reinvestment Zone #3

City of Grand Prairie, Texas

AMENDED PROJECT AND FINANCING PLAN
November 2020

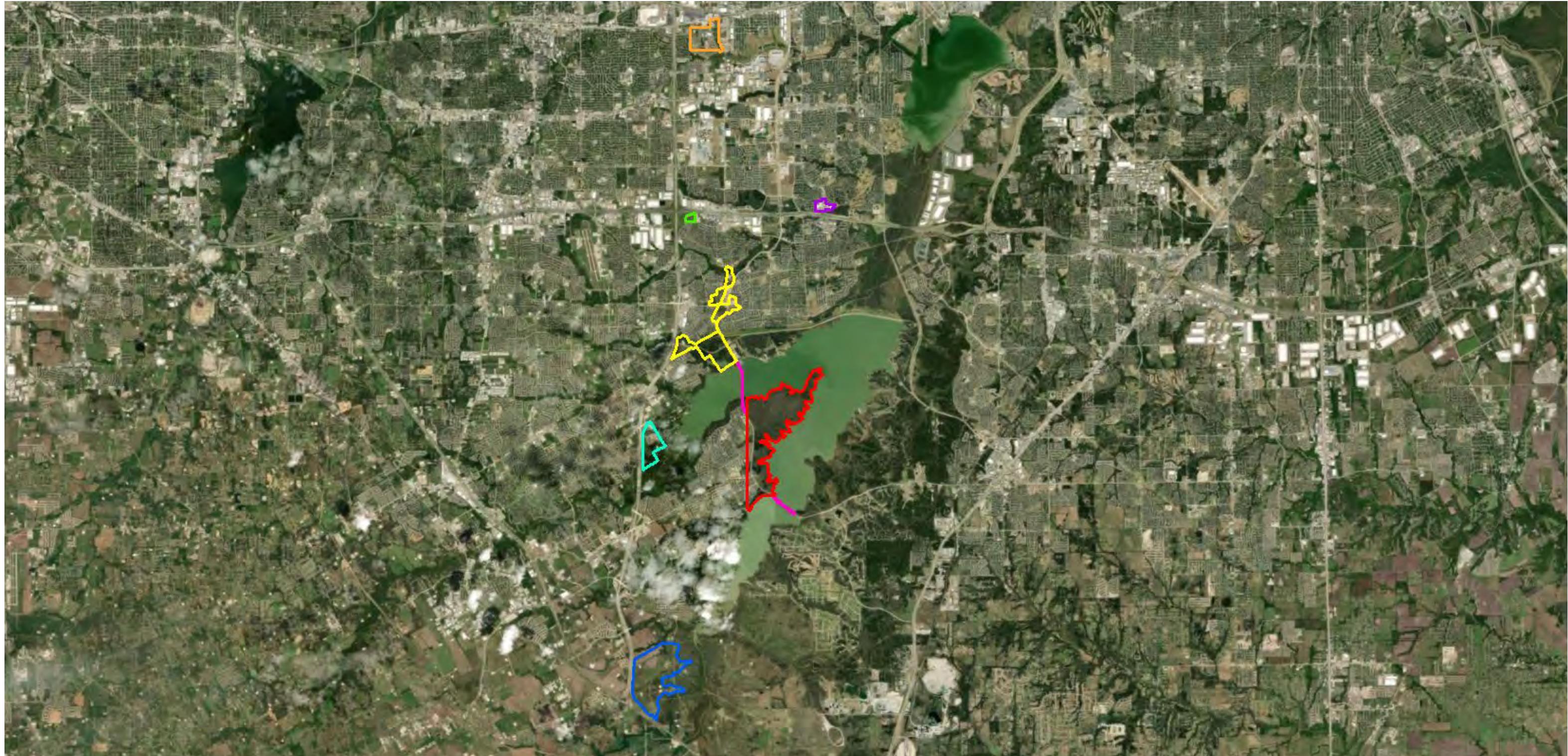


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DISCLAIMER

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

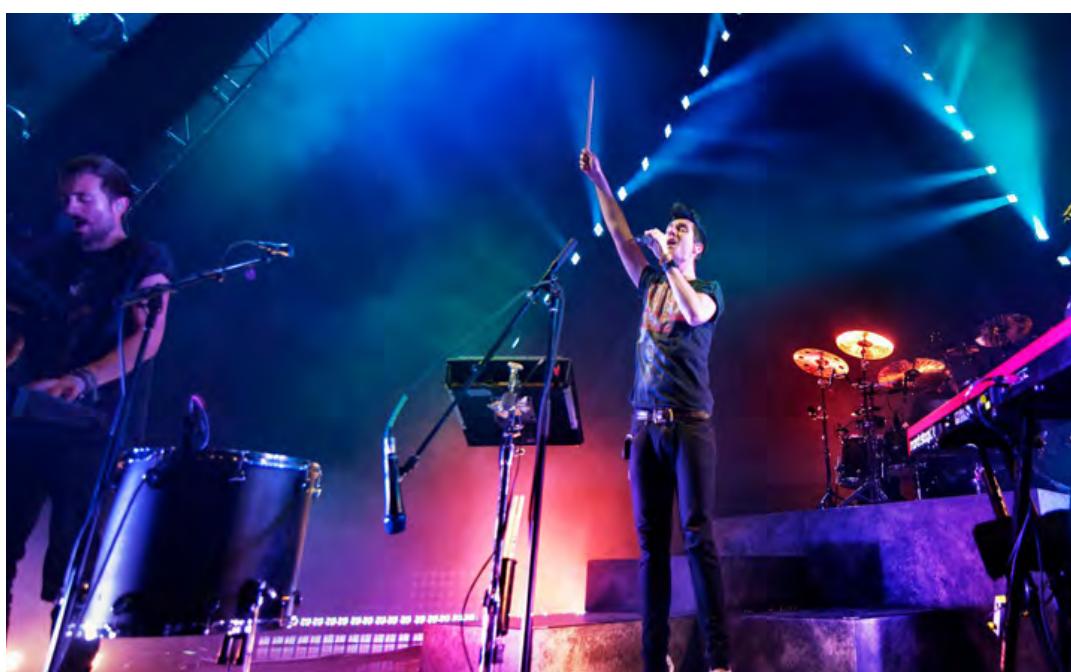
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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



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

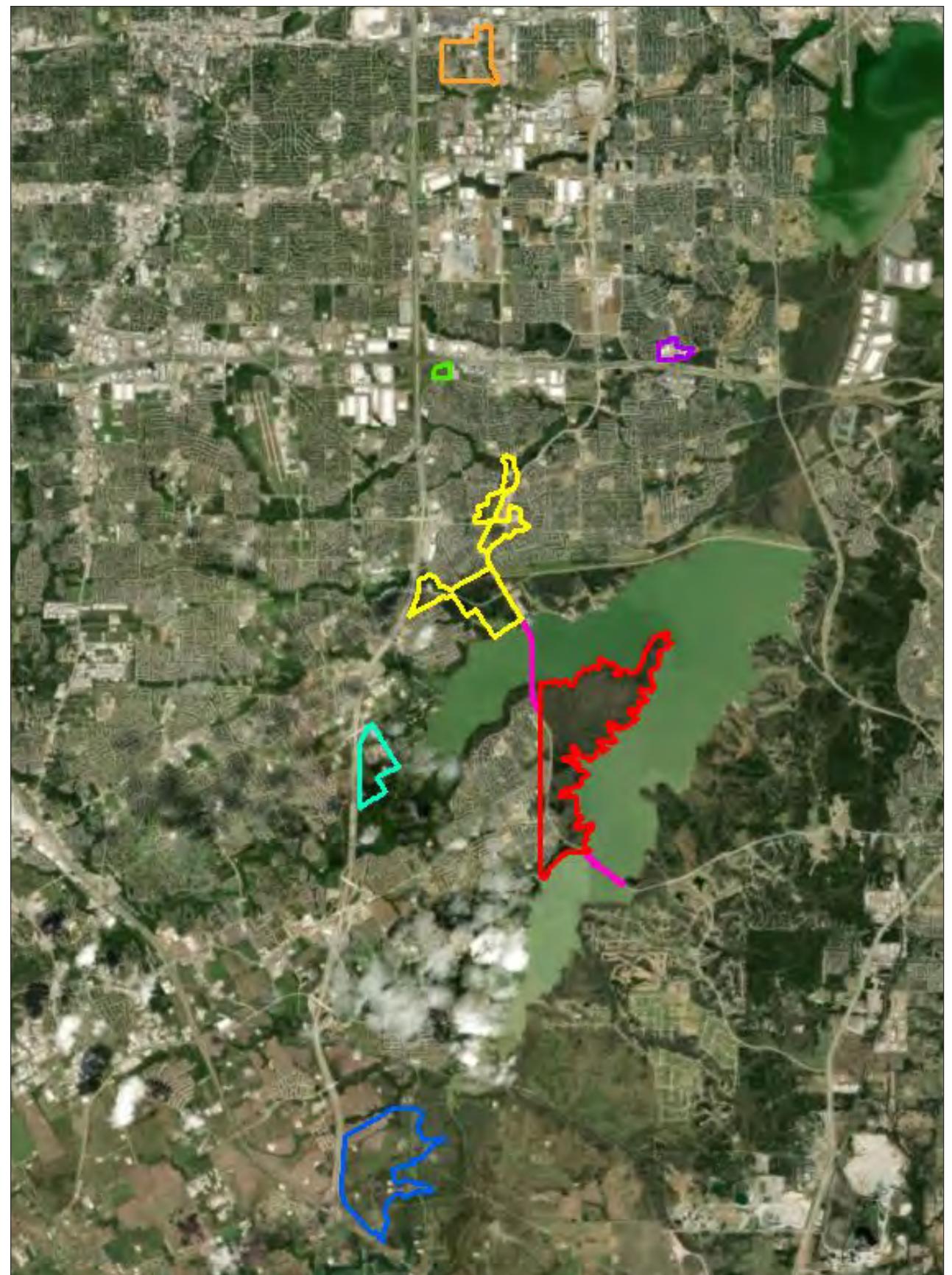


The city's northern border lies 5 to 10 minutes south of the Dallas-Fort Worth International Airport. Passing east and west through Grand Prairie and linking the city with major markets are Interstate 30, a strong entertainment and business corridor, and Interstate 20, developing as a significant retail 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.





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 \$86,518,568 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. The TIRZ can fund these improvements through the contribution of the City's real property tax increment within the Zone.

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

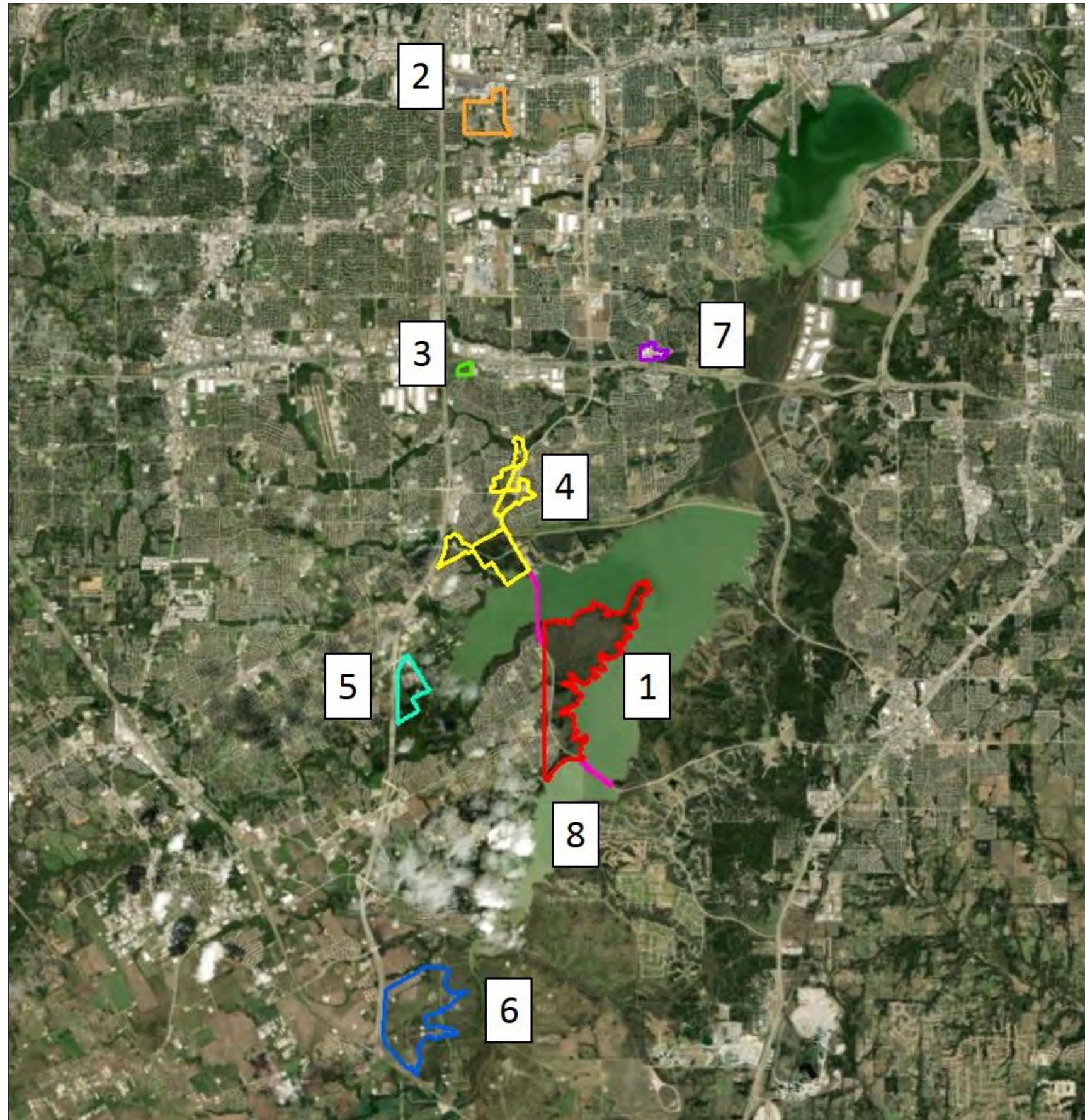
Powers and Duties of Board of Directors:

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

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

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

TIRZ Boundary

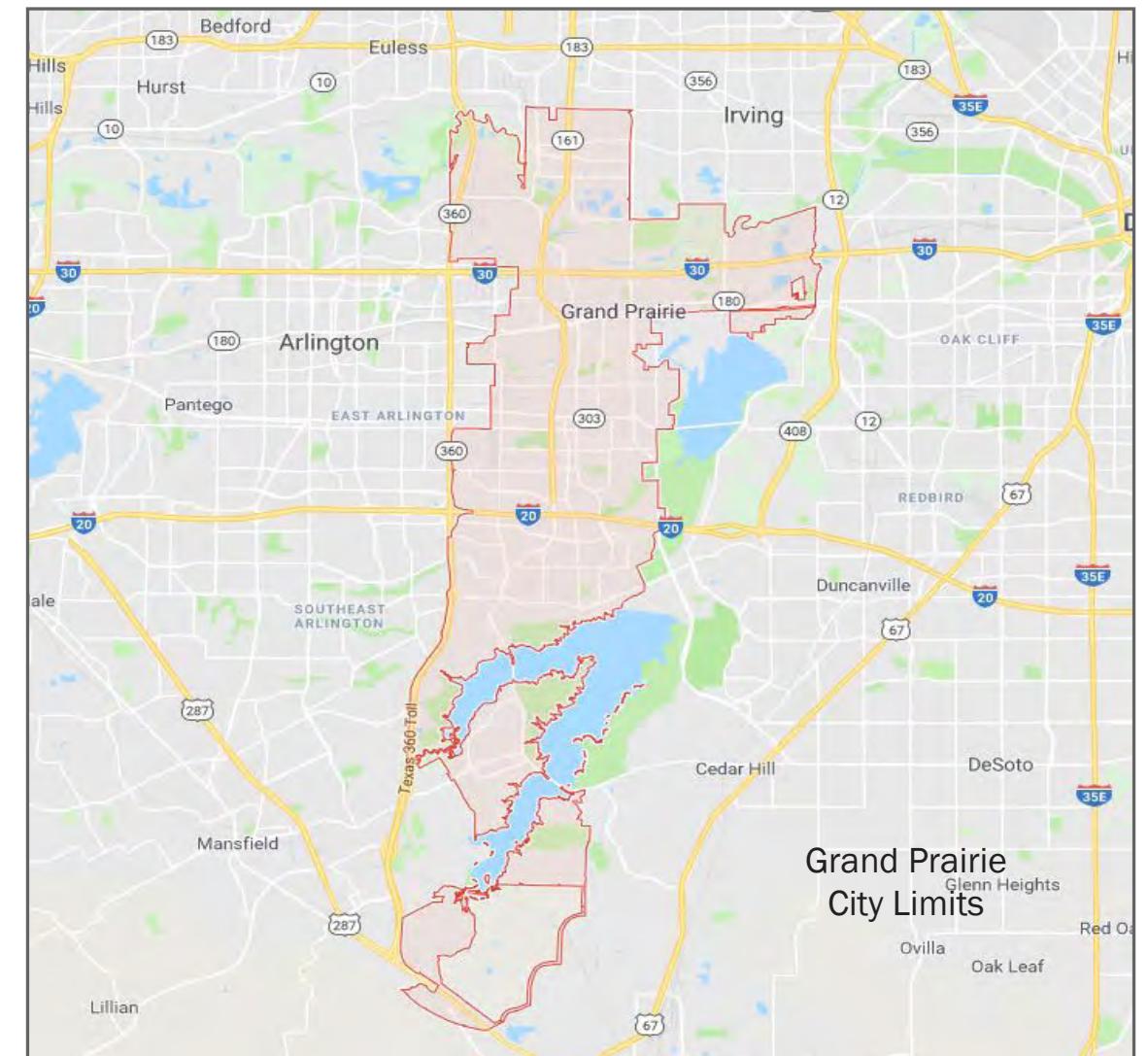


Boundary Description

Grand Prairie TIRZ #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.

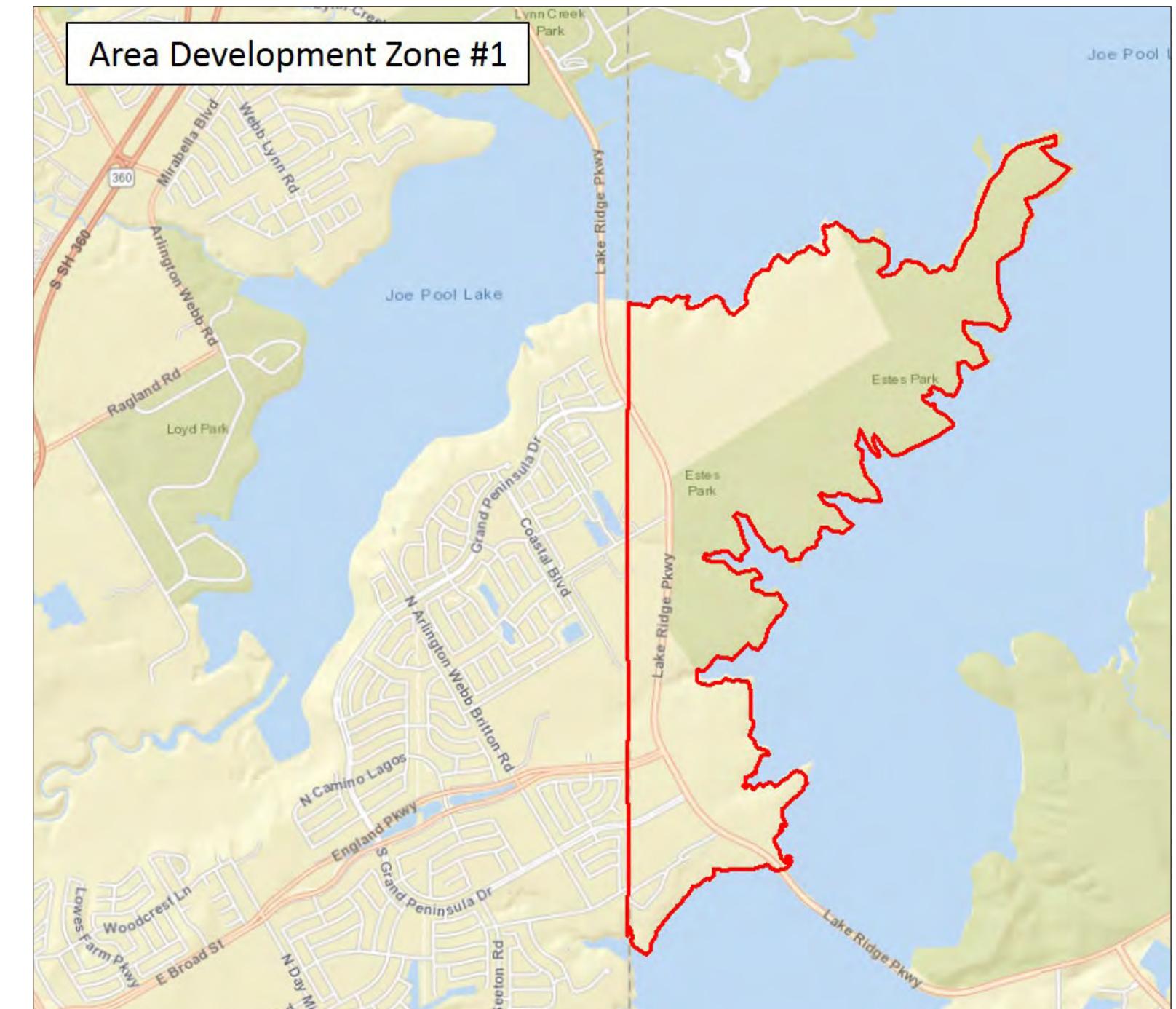


ADZ #1

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.



TIRZ Boundary

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

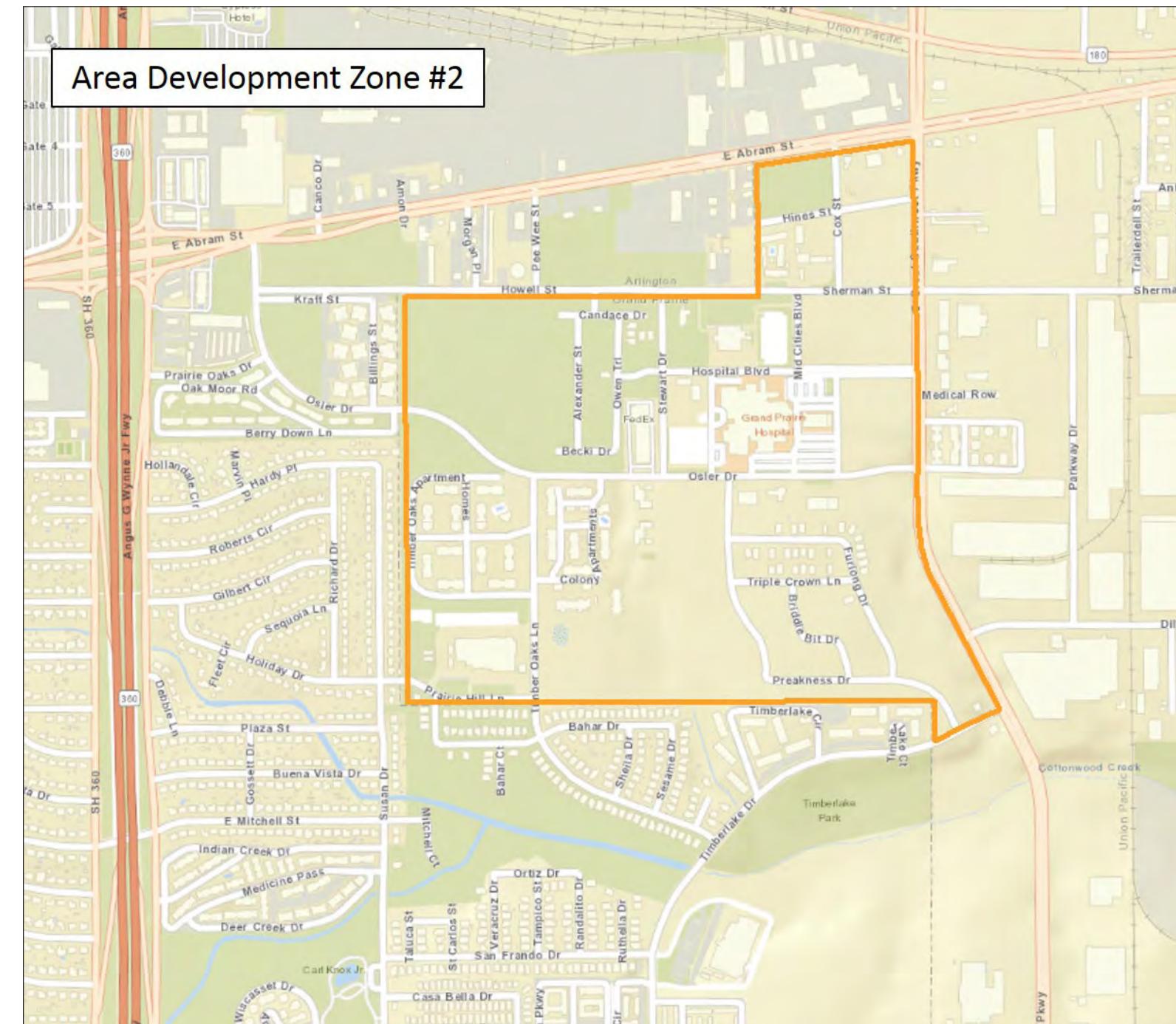
North to the southern right of way boundary of E Abram Street, thence

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

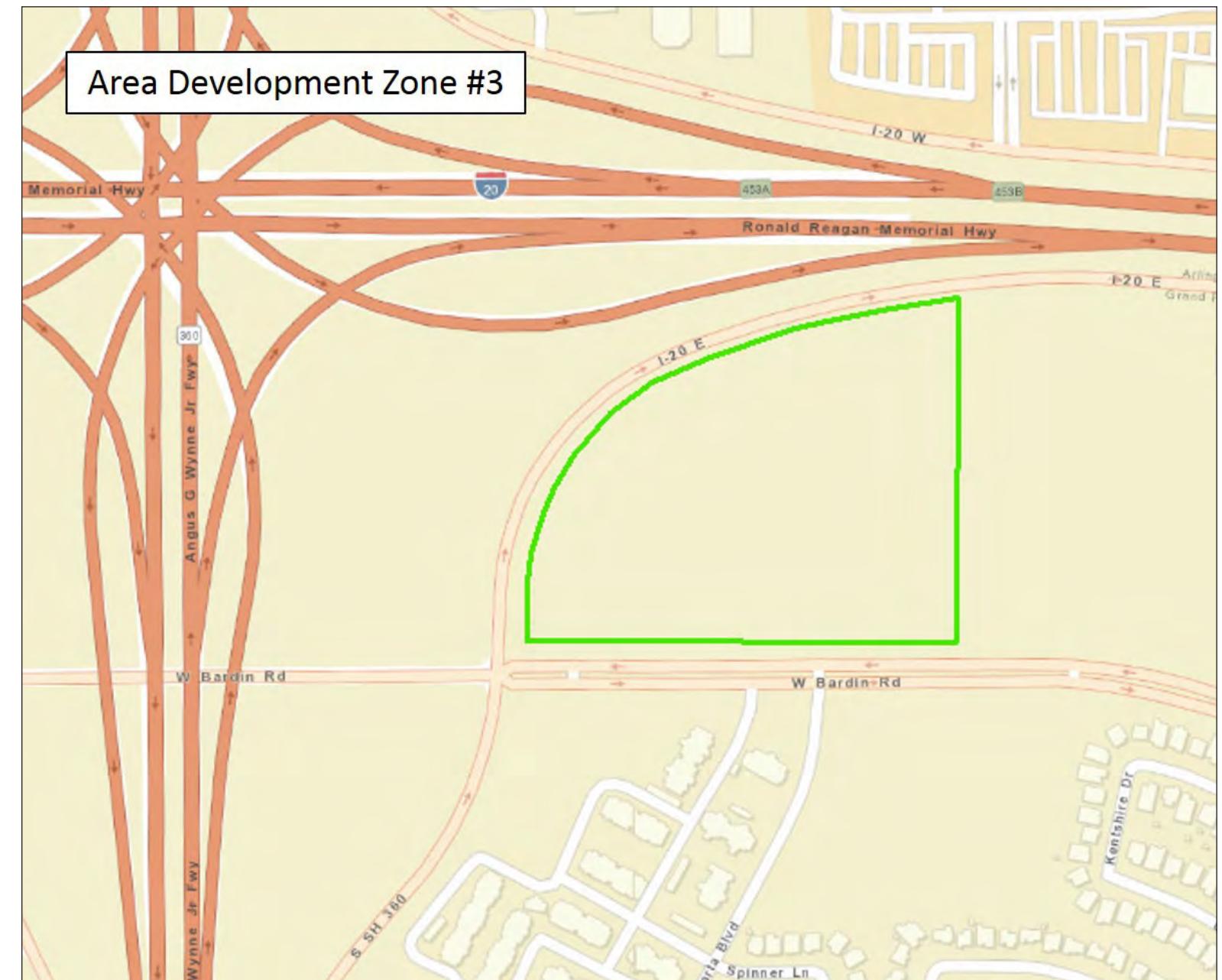
West along the northern right of way boundary of Timberlake Drive, to the point it meets the western boundary of the City of Grand Prairie, thence

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.



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



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.

TIRZ Boundary

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.



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

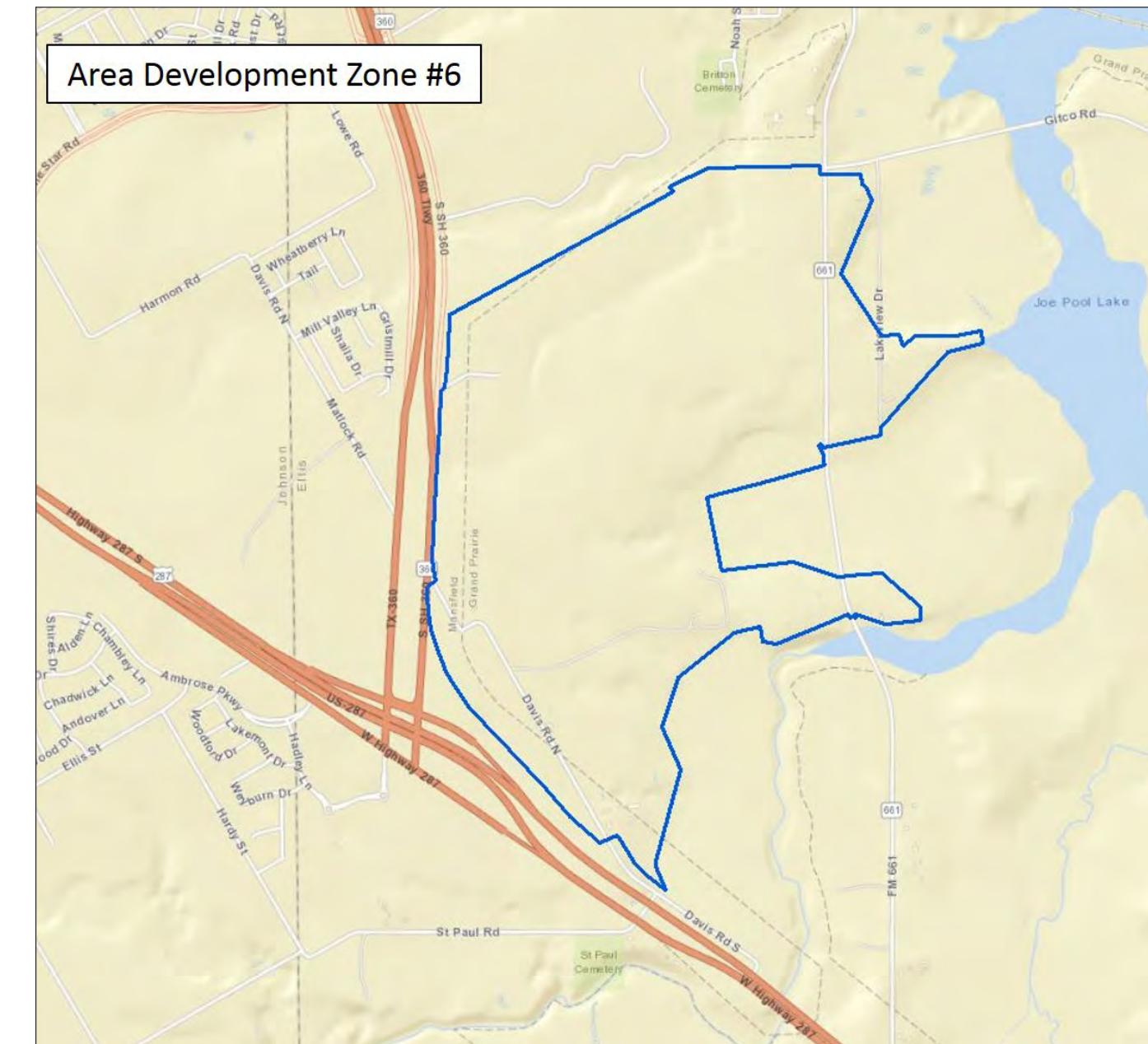
East across FM 661 to the point it meets the northwest corner of Property ID 231155, thence

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

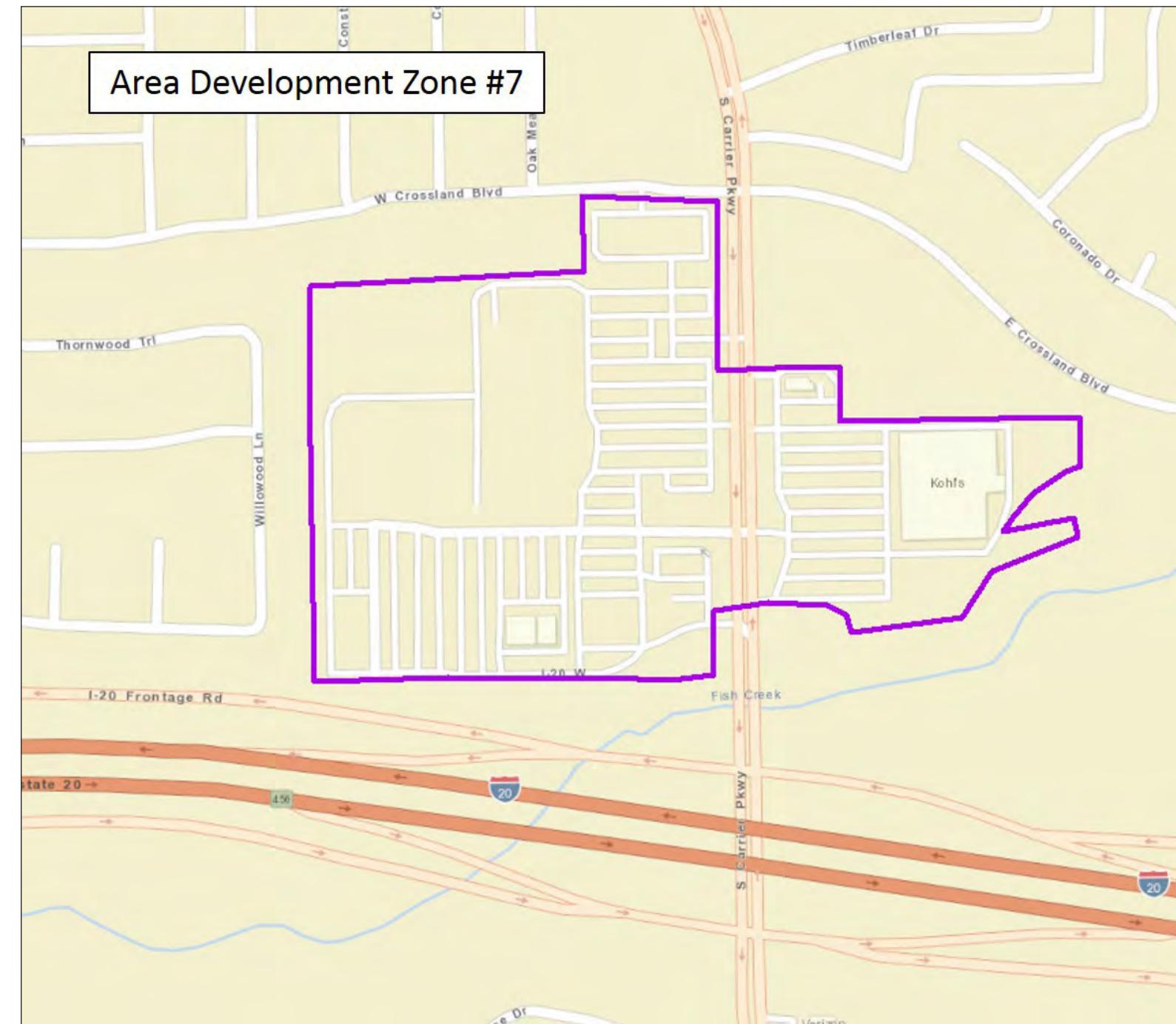
West along the northern right of way boundary of Interstate 20 to the point it meets the southwest corner of Property ID 28021680010050000, thence

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.



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 2019 base taxable value of the expanded area is \$229,572,251. The 1999 base taxable value for the original TIRZ within Dallas County is \$274,463.

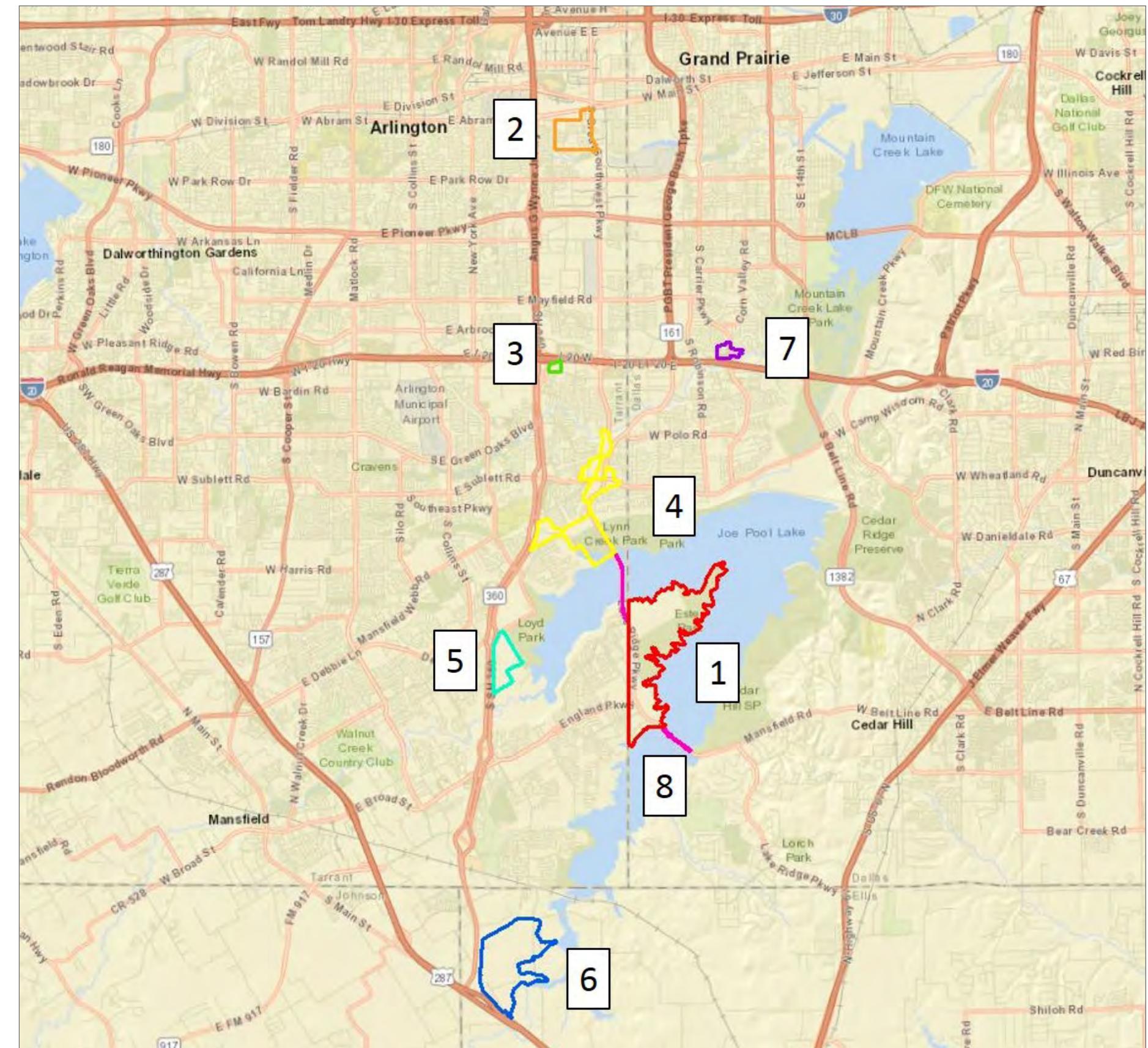
It is the City's desire to have the land developed, potentially facilitated by a direct transfer agreement between the City and a private entity, pursuant to Chapter 272 of the Local Government Code.

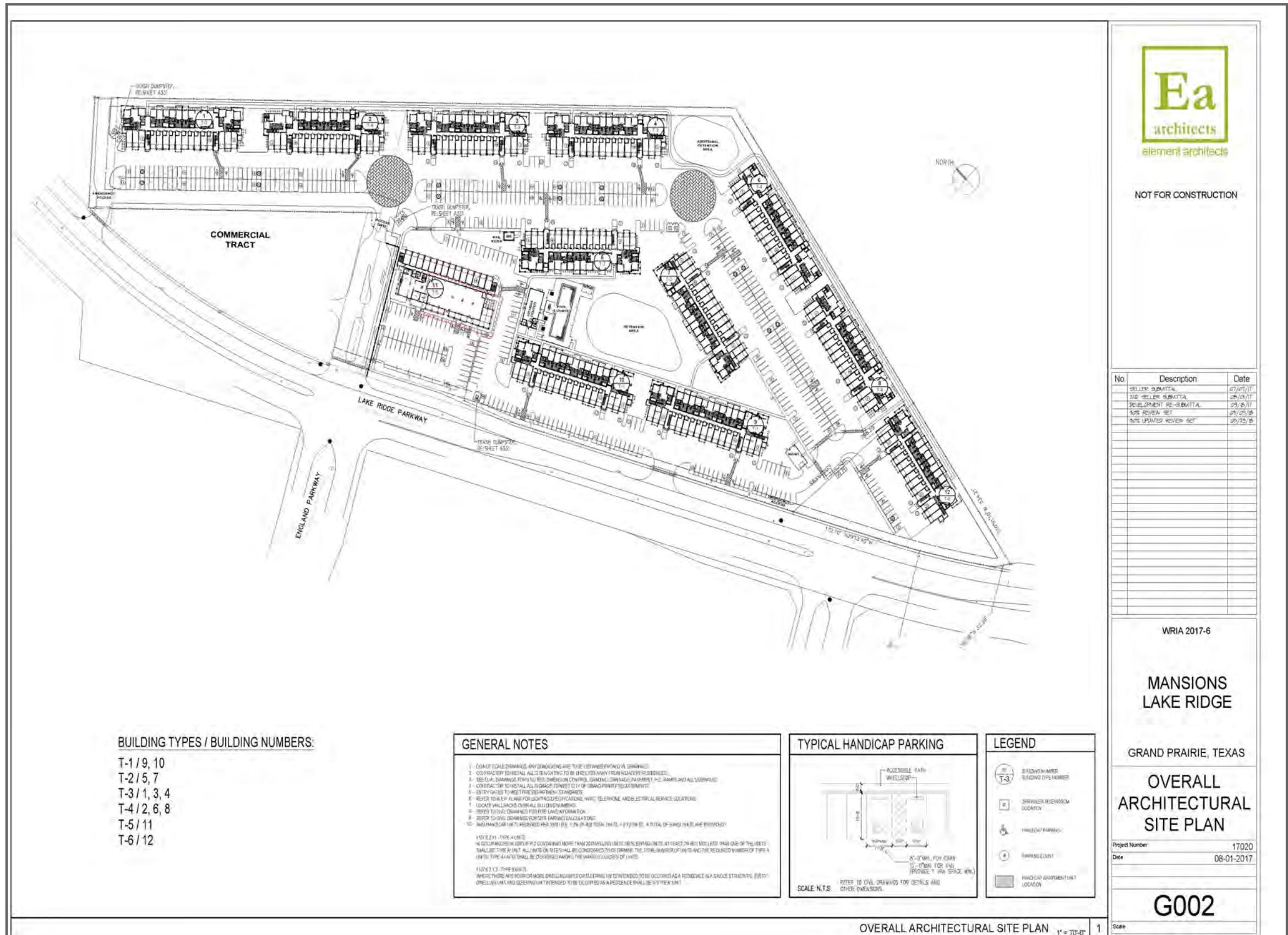
Proposed Development

Area Redevelopment Zones

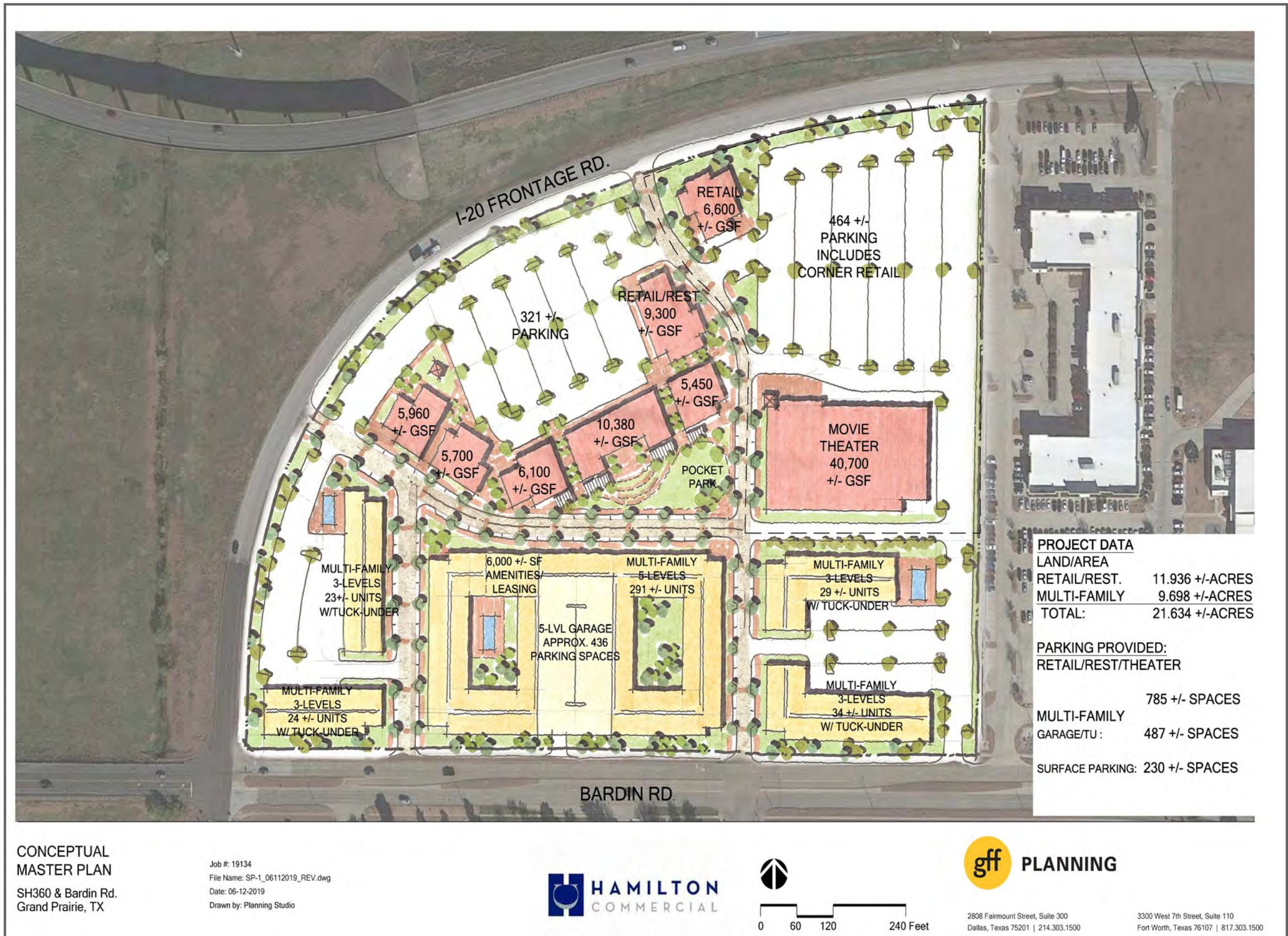
DPED divided the TIRZ into eight Area Development Zones (ADZ) for the purpose of organizing our projections for future development. ADZ #1 consists of the original TIRZ boundaries located within Dallas County. ADZ #1, 2, 3, 4, 5, and 6 represent areas where there is expected to be new development. In the case of ADZ #7, limited 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.





Amended Project and Financing Plan, TIRZ #3



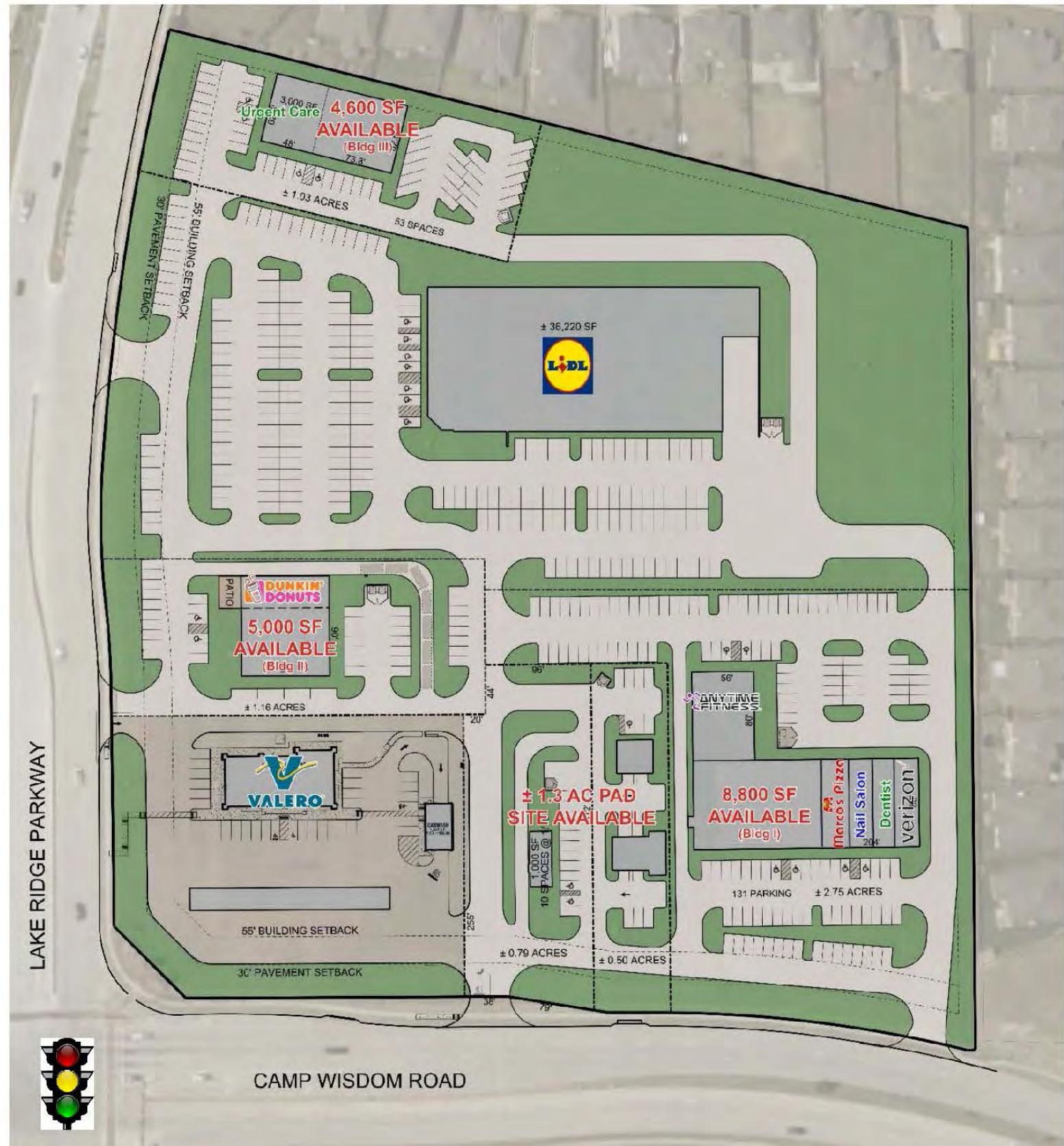
Proposed Development - ADZ #4



Amended Project and Financing Plan, TIRZ #3



Amended Project and Financing Plan, TIRZ #3



AVAILABLE | SOUTHGATE | SEC RAGLAND RD & SH 360, GRAND PRAIRIE, TX 76002

ILLUSTRATIVE CONCEPT PLAN A



Proposed Development - ADZ #6



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

Proposed Project Costs		
Water Facilities and Improvements	\$ 12,977,785	15.0%
Sanitary Sewer Facilities and Improvements	\$ 12,977,785	15.0%
Storm Water Facilities and Improvements	\$ 12,977,785	15.0%
Transit/Parking Improvements	\$ 6,488,893	7.5%
Street and Intersection Improvements	\$ 12,977,785	15.0%
Open Space, Public Facilities and Improvements	\$ 8,651,857	10.0%
Economic Development Grants	\$ 17,303,714	20.0%
Administrative Costs	\$ 2,162,964	2.5%
	\$ 86,518,568	100.0%

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

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	0.23974000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Ellis County	0.32019400	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.28330000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
Midlothian ISD	1.37980000	0%	0.0000000

Financial Feasibility Analysis

ADZ#1 : INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	75%	0.5024985
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.28330000	0%	0.0000000
	2.58313800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Dallas County	0.23974000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Cedar Hill ISD	1.28330000	0%	0.0000000
	2.58313800		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
TOTAL			53,680,000		-		1,250,000	

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	27.2%	\$ 9,538,430	= \$ 8,918,496	+ \$ -	+ \$ 619,934
Dallas County	9.1%	\$ 3,191,234	= \$ 3,191,234	+ \$ -	+ \$ -
Parkland	10.1%	\$ 3,542,118	= \$ 3,542,118	+ \$ -	+ \$ -
DCCD	4.7%	\$ 1,650,592	= \$ 1,650,592	+ \$ -	+ \$ -
Cedar Hill ISD	48.8%	\$ 17,082,299	= \$ 17,082,299	+ \$ -	+ \$ -
100.0%	100.0%	35,004,673	\$ 34,384,739	\$ -	\$ 619,934
		100.0%	98.2%	0.0%	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	= \$ 344,438	+ \$ -	+ \$ -
100.0%	100.0%	\$ 9,269,027	\$ 7,033,310	\$ -	\$ -
		100.0%	100.0%	0.0%	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	= \$ 3,191,234	+ \$ -	+ \$ -
Parkland	13.7%	\$ 3,587,376	= \$ 3,542,118	+ \$ -	+ \$ -
DCCD	6.3%	\$ 1,650,592	= \$ 1,650,592	+ \$ -	+ \$ -
Cedar Hill ISD	65.2%	\$ 17,033,934	= \$ 16,737,861	+ \$ -	+ \$ -
100.0%	100.0%	\$ 26,127,796	\$ 27,351,429	\$ -	\$ 619,934
		100.0%	97.6%	0.0%	2.4%

Financial Feasibility Analysis

ADZ#2: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
DISCOUNT RATE	6.00%
REAL PROPERTY TAX	PARTICIPATION
City of Grand Prairie	0.66999800
Tarrant County	0.23400000
Parkland	0.26610000
DCCD	0.12400000
Grand Prairie ISD	1.50970000
	2.80379800
	0.5024985
PERSONAL PROPERTY TAX	PARTICIPATION
City of Grand Prairie	0.66999800
Tarrant County	0.23400000
Parkland	0.26610000
DCCD	0.12400000
Grand Prairie ISD	1.50970000
	2.80379800
	0.0000000
SALES TAX RATE	0.0200000
	0.00%
	0.0000000

AREA DEVELOPMENT ZONE #2	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / 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	\$ -	\$ -	\$ -	\$ -
	TOTAL		\$ 31,500,000		\$ -		\$ -	

OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	23.9%	\$ 3,418,536	= \$ 3,418,536	+ \$ -
Tarrant County	8.3%	\$ 1,193,940	= \$ 1,193,940	+ \$ -
Parkland	9.5%	\$ 1,357,724	= \$ 1,357,724	+ \$ -
DCCD	4.4%	\$ 632,686	= \$ 632,686	+ \$ -
Grand Prairie ISD	53.8%	\$ 7,702,955	= \$ 7,702,955	+ \$ -
100.0%	\$ 14,305,842	\$ 14,305,842	\$ -	\$ -
	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%	\$ 3,418,536	\$ 2,563,902	\$ -	\$ -
	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	= \$ 1,357,724	+ \$ -
DCCD	5.7%	\$ 632,686	= \$ 632,686	+ \$ -
Grand Prairie ISD	71.0%	\$ 7,849,136	= \$ 7,702,955	+ \$ -
100.0%	\$ 11,050,834	\$ 11,741,939	\$ -	\$ -
	100.0%	100.0%	0.0%	0.0%

Financial Feasibility Analysis

ADZ#3: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	75%	0.5024985
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80379800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80379800		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	\$ -	\$ -	\$ -	\$ -	
				TOTAL	120,938,800				24,512,250

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	32.4%	\$ 24,460,738	= \$ 16,046,242	+ \$ 5,604,227	+ \$ 8,414,496
Tarrant County	7.4%	\$ 5,604,227	= \$ 5,604,227	+ \$ -	+ \$ -
Parkland	8.4%	\$ 6,373,011	= \$ 6,373,011	+ \$ -	+ \$ -
DCCD	3.9%	\$ 2,969,761	= \$ 2,969,761	+ \$ -	+ \$ -
Grand Prairie ISD	47.8%	\$ 36,156,841	= \$ 36,156,841	+ \$ -	+ \$ -
100.0%		\$ 75,564,578	\$ 67,150,081		\$ 8,414,496
			100.0%	88.9%	0.0%
				11.1%	

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%	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	= \$ 6,373,011	+ \$ -	+ \$ -
DCCD	4.9%	\$ 2,969,761	= \$ 2,969,761	+ \$ -	+ \$ -
Grand Prairie ISD	61.1%	\$ 36,842,999	= \$ 36,156,841	+ \$ -	+ \$ -
100.0%		\$ 60,285,924	\$ 55,115,400		\$ 8,414,496
			100.0%	86.0%	0.0%
				14.0%	

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	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80379800		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Grand Prairie ISD	1.50970000	0%	0.0000000
	2.80379800		0.0000000

SALES TAX RATE	0.0200000	0.00%	0.0000000
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AREA DEVELOPMENT ZONE #5	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
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**

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	54.5%	\$ 19,521,441	= \$ 5,121,103	+ \$ -	+ \$ 14,400,338
Tarrant County	5.0%	\$ 1,788,570	= \$ 1,788,570	+ \$ -	+ \$ -
Parkland	5.7%	\$ 2,033,925	= \$ 2,033,925	+ \$ -	+ \$ -
DCCD	2.6%	\$ 947,789	= \$ 947,789	+ \$ -	+ \$ -
Grand Prairie ISD	32.2%	\$ 11,539,331	= \$ 11,539,331	+ \$ -	+ \$ -
100.0%	100.0%	\$ 35,831,055	\$ 21,430,717	\$ -	\$ 14,400,338

59.8% 0.0% 40.2%

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%	100.0%	\$ 3,840,827	\$ 3,840,827	\$ -	\$ -

100.0% 100.0% 0.0% 0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
City of Grand Prairie	49.0%	\$ 15,680,614	= \$ 1,280,276	+ \$ -	+ \$ 14,400,338
Tarrant County	5.6%	\$ 1,788,570	= \$ 1,788,570	+ \$ -	+ \$ -
Parkland	6.4%	\$ 2,033,925	= \$ 2,033,925	+ \$ -	+ \$ -
DCCD	3.0%	\$ 947,789	= \$ 947,789	+ \$ -	+ \$ -
Grand Prairie ISD	36.1%	\$ 11,539,331	= \$ 11,539,331	+ \$ -	+ \$ -
100.0%	100.0%	\$ 31,990,228	\$ 17,589,890	\$ -	\$ 14,400,338

55.0% 0.0% 45.0%

Financial Feasibility Analysis

ADZ#6 : INPUT & OUTPUT

▶ INPUT

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	75%	0.5024985
Ellis County	0.32019400	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Midlothian ISD	1.37980000	0%	0.0000000
	2.76009200		0.5024985

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Grand Prairie	0.66999800	0%	0.0000000
Ellis County	0.32019400	0%	0.0000000
Parkland	0.26610000	0%	0.0000000
DCCD	0.12400000	0%	0.0000000
Midlothian ISD	1.37980000	0%	0.0000000
	2.76009200		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	
		\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Restaurant	2021	10,000	\$ 200	\$ 2,000,000	\$ -
Restaurant	2021	10,000	\$ 200	\$ 2,000,000	\$ -
Retail	2021	36,000	\$ 180	\$ 6,480,000	\$ -
Retail	2022	5,000	\$ 180	\$ 900,000	\$ -
Restaurant	2022	2,400	\$ 200	\$ 480,000	\$ -
Restaurant	2022	3,200	\$ 200	\$ 640,000	\$ -
Office	2023	65,000	\$ 140	\$ 9,100,000	\$ -
Retail	2023	45,000	\$ 180	\$ 8,100,000	\$ -
Restaurant	2023	5,000	\$ 200	\$ 1,000,000	\$ -
Retail	2024	12,000	\$ 180	\$ 2,160,000	\$ -
Restaurant	2024	2,400	\$ 200	\$ 480,000	\$ -
Retail	2024	95,000	\$ 180	\$ 17,100,000	\$ -
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	\$ -
TOTAL		418,630		\$ 315,530,000	\$ -
					\$ 58,975,000

OUTPUT

TOTAL TAX REVENUE			
	TOTAL	REAL PROPERTY	PERSONAL PROPERTY
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%	\$ 12,516,251	= \$ 12,516,251
DCCD	4.3%	\$ 5,832,451	= \$ 5,832,451
Midlothian ISD	50.8%	\$ 64,900,124	= \$ 64,900,124
100.0%	136,123,330	\$ 129,823,390	\$ -
100.0%			

TOTAL PARTICIPATION			
	TOTAL	REAL PROPERTY	PERSONAL PROPERTY
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%			

NET BENEFIT			
	TOTAL	REAL PROPERTY	PERSONAL PROPERTY
City of Grand Prairie	0.0%	\$ -	+ \$ 7,878,488
Ellis County	47.8%	\$ 16,957,991	= \$ 15,060,610
Parkland	35.7%	\$ 12,676,173	= \$ 12,516,251
DCCD	16.4%	\$ 5,832,451	= \$ 5,832,451
Tarrant County	195.0%	\$ 69,142,762	= \$ 64,900,124
100.0%	\$ 35,466,615	\$ 41,287,800	\$ -
100.0%			

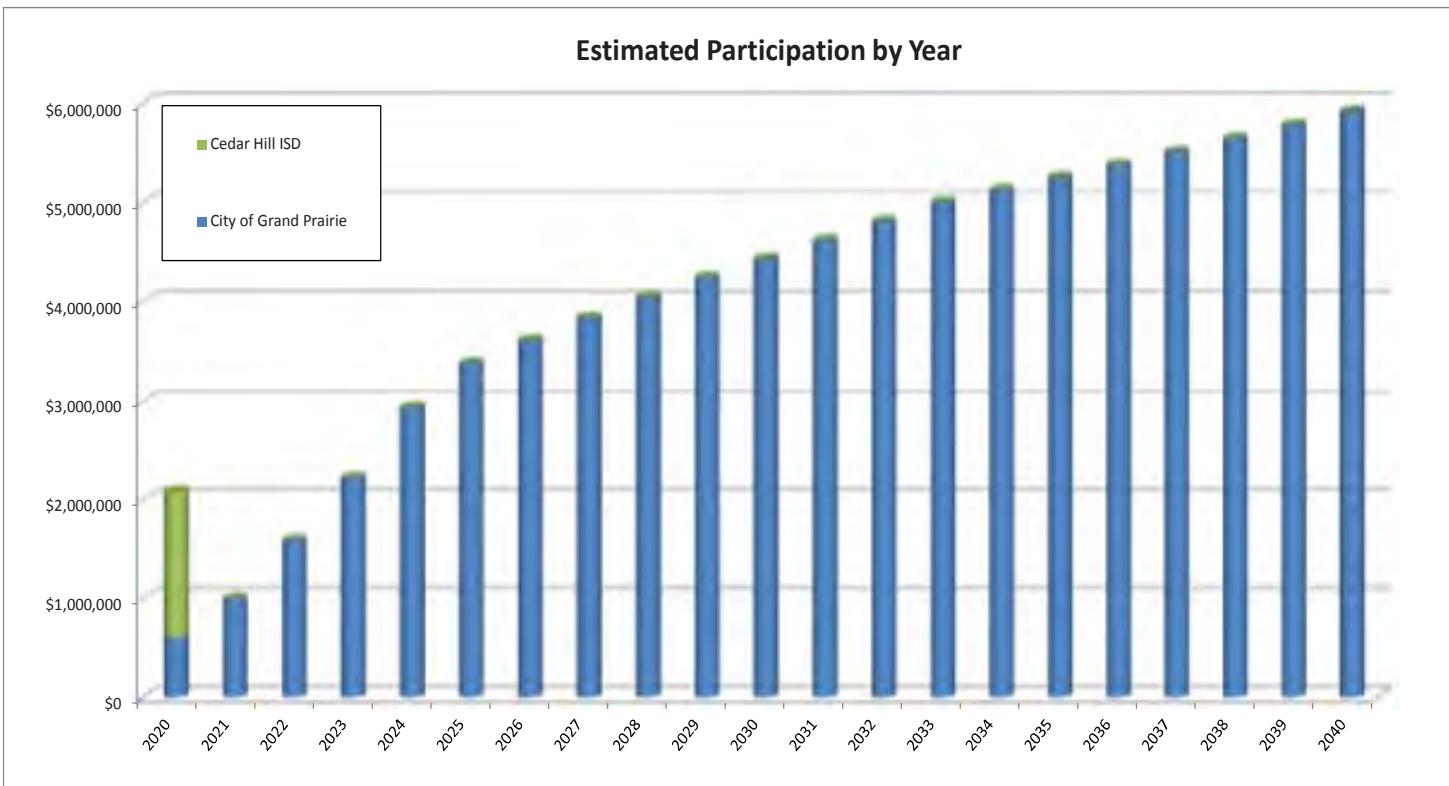
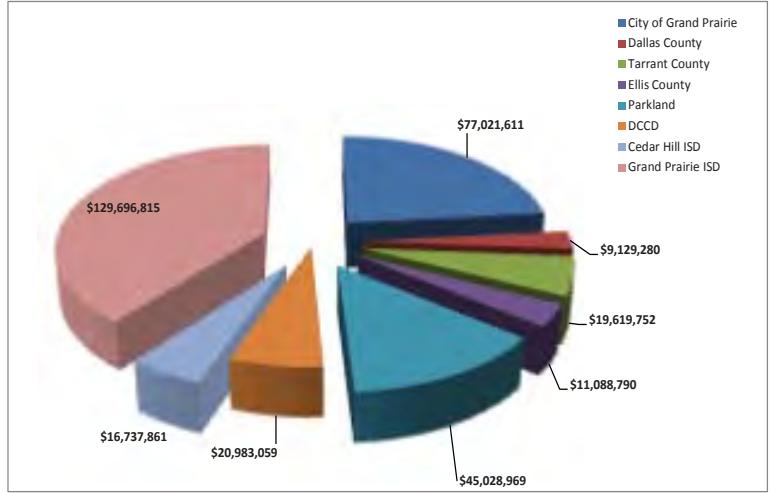
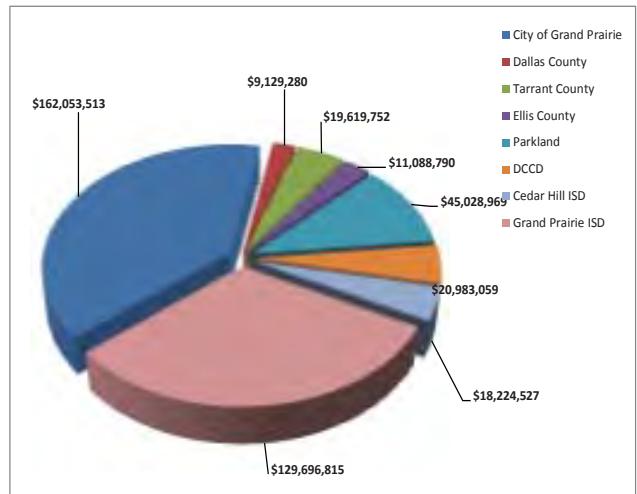
Revenue Year	HOT Generated													
	1 2020	2 2021	3 2022	4 2023	5 2024	6 2025	7 2026	8 2027	9 2028	10 2029	11 2030	12 2031	13 2032	
Hotel Rooms Occupancy	0% 0%	0% 0%	110 50%	110 65%	110 70%									
Hotel Occupancy Tax														
# of Available Rooms	-	-	40,150	40,150	40,150	40,150	40,150	40,150	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	

Revenue Year	HOT Generated									
	14 2033	15 2034	16 2035	17 2036	18 2037	19 2038	20 2039	21 2040		
Hotel Rooms Occupancy	110 70%	110 70%	110 70%	110 70%	110 70%	110 70%	110 70%	110 70%		
Hotel Occupancy Tax										
# 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	\$ 5,307,593
State Tax Rate	6%	\$ 251,604	\$ 256,636	\$ 261,769	\$ 267,004	\$ 272,345	\$ 277,791	\$ 283,347	\$ 289,014	\$ 4,549,365
	\$ 545,143	\$ 556,045	\$ 567,166	\$ 578,510	\$ 590,080	\$ 601,881	\$ 613,919	\$ 626,197	\$ 9,856,958	

Financial Feasibility Analysis - Summary

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$162,053,513	\$85,031,902	\$77,021,611
Dallas County	\$9,129,280	\$0	\$9,129,280
Tarrant County	\$19,619,752	\$0	\$19,619,752
Ellis County	\$11,088,790	\$0	\$11,088,790
Parkland	\$45,028,969	\$0	\$45,028,969
DCCD	\$20,983,059	\$0	\$20,983,059
Cedar Hill ISD	\$18,224,527	\$1,486,665	\$16,737,861
Grand Prairie ISD	\$129,696,815	\$0	\$129,696,815
Midlothian ISD	\$71,010,087	\$0	\$71,010,087
Total	\$486,834,791	\$86,518,568	\$400,316,224



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

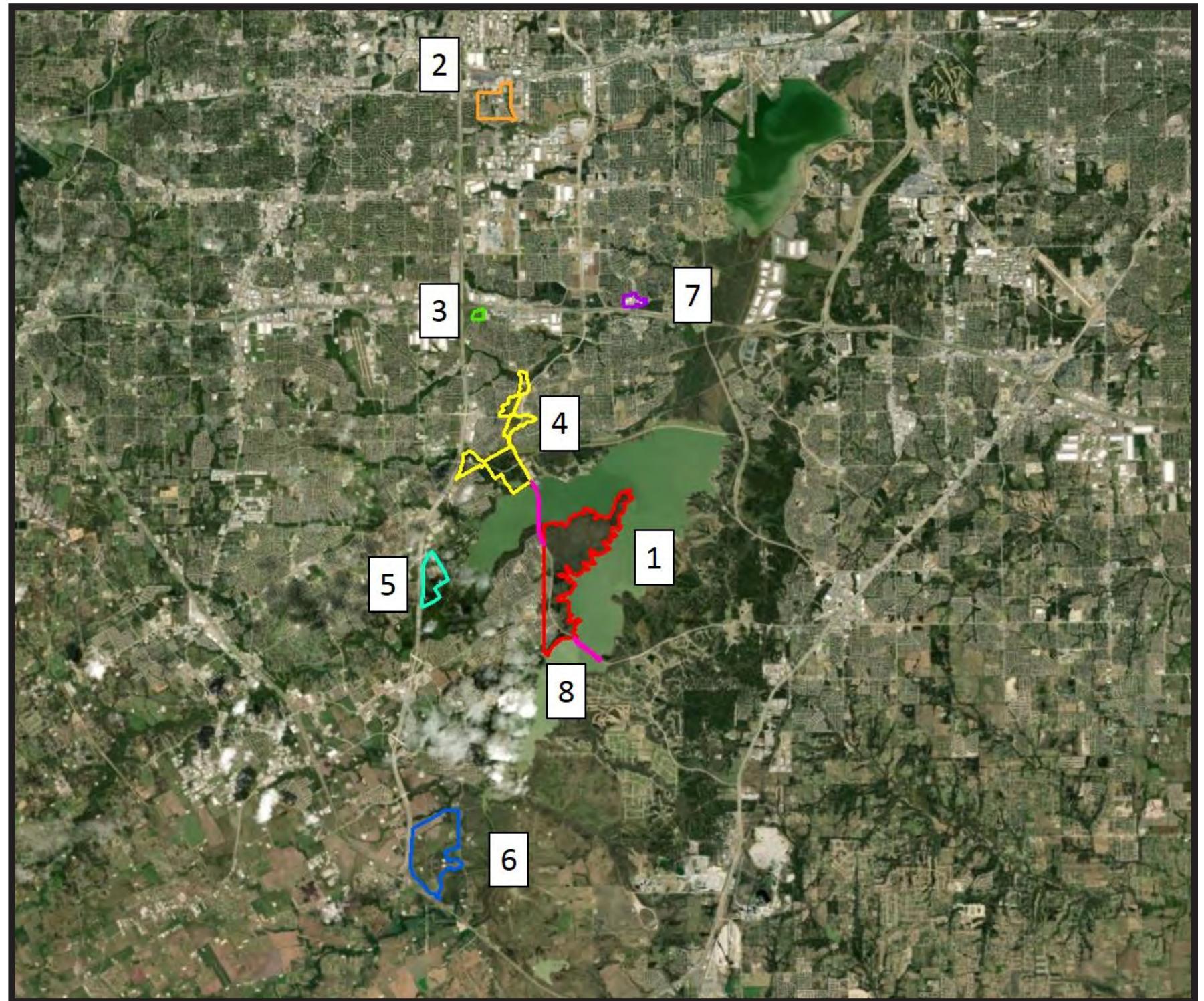
Length of TIRZ #3 in Years:

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.



DRAFT

BYLAWS OF REINVESTMENT ZONE NUMBER ONE THE CITY OF GRAND PRAIRIE, TEXAS INTERSTATE HIGHWAY 30 AREA TAX INCREMENT FINANCING DISTRICT

ARTICLE I

POWERS AND PURPOSE

Section 1. Financing Development or Redevelopment in the Zone. In order to implement the purposes for which Tax Increment Financing Reinvestment Zone Number One, City of Grand Prairie, Texas (the "Zone") was formed, as set forth in Ordinance No. 6095, dated July 13, 1999, creating the zone, the City of Grand Prairie, Texas (the "City") may issue obligations to finance all or part of the cost of implementing the "project plan" for the Zone as defined in the Tax Increment Financing Act of the Tax Code, Chapter 311 Vernon's Texas Codes Annotated (the "Act").

Section 2. Books and Records: Approval of Programs and Financial Statements. The Board of Directors shall keep correct and complete books and records of account and shall also keep minutes of its proceedings and the proceedings of committees having any of the authority of the Board of Directors. All books and records of the Zone may be inspected by any director or his agent or attorney for any proper purpose at any reasonable time; and at all times the City Council and the City Auditor will have access to the books and records of the Zone. The City Council must approve all programs and expenditures for the Zone and annually review any financial statements of the Zone.

ARTICLE II

BOARD OF DIRECTORS

Section 1. Powers, Number and Term of Office. The property and affairs of the Zone shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the Zone ("Board of Directors" or "Board"), subject to the restrictions imposed by law, the ordinance creating the Zone, and these Bylaws. It is the intention of the City Council that the Board of Directors shall function only in an advisory or study capacity with respect to the Zone and shall exercise only those powers, advisory in nature, which are either granted to the Board pursuant to the Act or delegated to the Board by the City Council.

The Board of Directors shall consist of nine (9) six (6) directors: five (5) of whom shall be appointed by the City Council of the City; and one (1) of whom shall be appointed by the

governing body of Tarrant County (County) and one (1) of whom shall be appointed by the governing body of the Grand Prairie Independent School District (GPISD); one (1) appointed by the governing body of Dallas County (County); one (1) appointed by or for the Dallas County Hospital District; and one appointed by the Dallas County Community College District (DCCCD); provided however, that if a taxing unit (other than the City) waives its right to appoint a member to the Board, as evidenced by written resolution duly adopted by the governing body of such taxing unit, the City may appoint such Board Member in its stead. Each taxing unit shall be entitled to appoint an alternate Board Member to serve in the absence of the designated Board Member.

The first Board of Directors shall serve for an initial term ending December 31, 2001, or until his or her successor is appointed. Subsequent directors shall be appointed by the governing bodies of the City and GPISD, County and DCHD and shall serve for two (2) year terms beginning January 1, 2002 or until their successors are appointed by the respective governing bodies.

Any director may be removed from office by the City Council for cause deemed by the City Council as sufficient for their removal in the interest of the public, but only after a public hearing before the City Council on charges publicly made, if demanded by a City Council appointed Board Member within 10 days.

In the event of a vacancy caused by the resignation, death, or removal for any reason, of a director, the governing body of the respective taxing unit (i.e. City, County, GPISD, DCHD) which made such Board appointment shall be responsible for filling the vacancy.

Section 2. Meetings of Directors. The directors may hold their meetings at a facility accessible to the public located within the City as the Board of Directors may from time to time determine.

Section 3. Regular Meetings. Regular Meetings of the Board of Directors shall be held at such times and places as shall be designated, from time to time, by the Board of Directors. All meetings of the board shall be of a public nature unless pertaining to matters of land purchase, security, personnel, or strictly legal matters. Notice of all regular and special meetings of the Board and any committees thereof shall be posted, and Board Members notified, in accordance with the provisions of the Texas Open Meetings Act, Article 6252-17, Vernon's Texas Civil Statutes. Meetings will be held as required.

Section 4. Emergency Meetings. Emergency Meetings of the Board of Directors shall be held whenever called by the chairman, by the secretary, by a majority of the directors then in office or upon advice of or request by the City Council.

Section 5. Quorum. A majority of the directors holding current appointments shall

constitute a quorum for the consideration of matters pertaining to the purposes of the Zone. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law.

Section 6. Conduct of Business. At the meetings of the Board of Directors, matters pertaining to the purposes of the Zone shall be considered in such order as from time to time the Board of Directors may determine.

At all meetings of the Board of Directors, the chairman shall preside and in the absence of the chairman, the vice-chairman shall exercise the power of the chairman.

The secretary of the Board of Directors shall act as secretary of all meetings of the Board of Directors, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting. City staff shall provide notice of meetings and prepare meeting agendas.

Within five days following each Regular and Emergency Meeting, a copy of the minutes of the meeting shall be submitted to the City Secretary of the City.

Section 7. Compensation of Directors. Directors as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

Section 8. Attendance. Board members shall make every effort to attend all Regular and Special meetings of the Board and/or Committees. The City Council may replace a City appointee of the Board or request replacement of an appointee from other taxing jurisdictions for non-attendance.

ARTICLE III

OFFICERS

Section 1. Titles and Term of Office. The officers of the Zone shall consist of a chairman, a vice chairman, a secretary, and such other officers as the Board of Directors may from time to time elect or appoint; provided however that the City Council shall, on an annual basis, appoint the chairman whose term shall begin on January 1. One person may hold more than one office, except that the chairman shall not hold the office of secretary. Terms of office for officers, other than the chairman, shall not exceed two years.

All officers, other than the chairman, shall be subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board of Directors.

A vacancy in the office of any officer, other than the chairman, shall be filled by a vote of a majority of the directors.

Section 2. Powers and Duties of the Chairman. The chairman shall be the chief executive officer of the Board of Directors and, subject to the approval of the City Council, he/she shall be in general charge of the properties and affairs of the Zone and shall preside at all meetings of the Board of Directors.

Section 3. Vice Chairman. The Vice chairman shall be a member of the Board of Directors, shall have such powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers of the chairman during that officer's absence or inability to act. Any action taken by the vice-chairman in the performance of the duties of the chairman shall be conclusive evidence of the absence or inability to act of the chairman at the time such action was taken.

Section 4. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors in books provided for the purpose. He/she shall have charge of such books, records, documents and instruments as the Board of Directors may direct, all of which shall at all reasonable times be open to inspection, and he/she shall in general perform all duties incident to the office of secretary subject to the control of the City Council and the Board of Directors. The function of Secretary may be performed by City Staff.

Section 5. Compensation. Officers as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

Section 6. Staff. The City Manager and his designee may perform staff functions of the Board of Directors.

ARTICLE IV

PROVISIONS REGARDING BYLAWS

Section 1. Effective Date. These Bylaws shall become effective only upon the occurrence of the following events:

- (1) the adoption of these Bylaws by the Board of Directors, and
- (2) the approval of these Bylaws by the City Council.

Section 2. Amendments to Bylaws. These Bylaws may be amended by majority vote of the Board of Directors, provided that the Board of Directors files with the City

Council a written application requesting that the City Council approve such amendment to the Bylaws, specifying in such application the amendment or amendments proposed to be made. If the City Council by appropriate resolution finds and determines that it is advisable that the proposed amendment be made, authorizes the same to be made and approves the form of the proposed amendment, the Board of Directors shall proceed to amend the Bylaws.

After consultation with the Board of Directors, the Bylaws may also be amended at any time by the City Council by adopting an amendment to the Bylaws by resolution of the City Council and delivering the Bylaws to the secretary of the Board of Directors.

Section 3. Interpretation of Bylaws. These Bylaws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall not be affected thereby.

ARTICLE V

GENERAL PROVISIONS

Section 1. Notice and Waiver of Notice. Whenever any notice whatsoever is required to be given under the provision of these Bylaws, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled hereto at his post office address, as it appears on the books of the Zone, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purposes of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. A waiver of notice in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 2. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time is specified, at the time of its receipt by the City Council. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

Section 3. Approval or Delegation of Power by the City Council. To the extent that these Bylaws refer to any approval by the City, such approval of delegation shall be

evidenced by a certified copy of an ordinance, or resolution (if permissible), duly adopted by the City Council.

DRAFT

BYLAWS OF REINVESTMENT ZONE NUMBER THREE THE CITY OF GRAND PRAIRIE, TEXAS PENINSULA TAX INCREMENT FINANCING DISTRICT

ARTICLE I

POWERS AND PURPOSE

Section 1. Financing Development or Redevelopment in the Zone. In order to implement the purposes for which Tax Increment Financing Reinvestment Zone Number Three, City of Grand Prairie, Texas (the "Zone") was formed, as set forth in Ordinance No. 6097, dated July 13, 1999, creating the zone, the City of Grand Prairie, Texas (the "City") may issue obligations to finance all or part of the cost of implementing the "project plan" for the Zone as defined in the Tax Increment Financing Act of the Tax Code, Chapter 311, Vernon's Texas Codes Annotated (the "Act").

Section 2. Books and Records: Approval of Programs and Financial Statements. The Board of Directors shall keep correct and complete books and records of account and shall also keep minutes of its proceedings and the proceedings of committees having any of the authority of the Board of Directors. All books and records of the Zone may be inspected by any director or his agent or attorney for any proper purpose at any reasonable time; and at all times the City Council and the City Auditor will have access to the books and records of the Zone. The City Council must approve all programs and expenditures for the Zone and annually review any financial statements of the Zone.

ARTICLE II

BOARD OF DIRECTORS

Section 1. Powers, Number and Term of Office. The property and affairs of the Zone shall be managed and controlled by the City Council based on the recommendations of the Board of Directors of the Zone ("Board of Directors" or "Board"), subject to the restrictions imposed by law, the ordinance creating the Zone, and these Bylaws. It is the intention of the City Council that the Board of Directors shall function only in an advisory or study capacity with respect to the Zone and shall exercise only those powers, advisory in nature, which are either granted to the Board pursuant to the Act or delegated to the Board by the City Council.

The Board of Directors shall consist of nine (9) five (5) directors: five (5) of whom shall be appointed by the City Council of the City; one (1) of whom shall be appointed by the governing body of the Cedar Hill Independent School District (CHISD); one (1) appointed by the governing body of Dallas County (Dallas Co); one (1) appointed by the Dallas County Hospital District (DCHD); one (1) appointed by the governing board of Dallas County Community College

(DCCC); provided however, that if a taxing unit (other than the City) waives its right to appoint a member to the Board, as evidenced by written resolution duly adopted by the governing body of such taxing unit, the City may appoint such Board Member in its stead.

The first Board of Directors shall serve for an initial term ending December 31, 2001, or until his or her successor is appointed. Subsequent directors shall be appointed by the governing bodies body of the City, CHISD, Dallas Co, DCCC, DCHD and shall serve for two (2) year terms beginning January 1, 2002 or until their successors are appointed by the respective governing bodies. Each taxing unit shall be entitled to appoint an alternate Board Member to serve in the absence of the designated Board Member.

Any director may be removed from office by the City Council for cause deemed by the City Council as sufficient for their removal in the interest of the public, but only after a public hearing before the City Council on charges publicly made, if demanded by a City Council appointed Board Member within 10 days.

In the event of a vacancy caused by the resignation, death, or removal for any reason, of a director, the governing body of the respective taxing unit (i.e. City, Dallas Co, CHISD, DCHD, DCCC) which made such Board appointment shall be responsible for filling the vacancy.

Section 2. Meetings of Directors. The directors may hold their meetings at a facility accessible to the public within the City as the Board of Directors may from time to time determine.

Section 3. Regular Meetings. Regular Meetings of the Board of Directors shall be held at such times and places as shall be designated, from time to time, by the Board of Directors. All meetings of the board shall be of a public nature unless pertaining to matters of land purchase, security, personnel, or strictly legal matters. Notice of all regular and special meetings of the Board and any committees thereof shall be posted, and all Board Members notified, in accordance with the provisions of the Texas Open Meetings Act, Article 6252-17, Vernon's Texas Civil Statutes. Meetings will be held as required.

Section 4. Emergency Meetings. Emergency Meetings of the Board of Directors shall be held whenever called by the chairman, by the secretary, by a majority of the directors then in office or upon advice of or request by the City Council.

Section 5. Quorum. A majority of the directors holding current appointments shall constitute a quorum for the consideration of matters pertaining to the purposes of the Zone. The act of a majority of the directors present at a meeting at which a quorum is in attendance shall constitute the act of the Board of Directors, unless the act of a greater number is required by law.

Section 6. Conduct of Business. At the meetings of the Board of Directors, matters pertaining to the purposes of the Zone shall be considered in such order as from time to time the Board of Directors may determine.

At all meetings of the Board of Directors, the chairman shall preside and in the absence of the chairman, the vice-chairman shall exercise the power of the chairman.

The secretary of the Board of Directors shall act as secretary of all meetings of the Board of Directors, but in the absence of the secretary, the presiding officer may appoint any person to act as secretary of the meeting. City staff shall provide notice of meetings and prepare meeting agendas.

Within five days following each Regular and Emergency Meeting, a copy of the minutes of the meeting shall be submitted to the City Secretary of the City.

Section 7. Compensation of Directors. Directors as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

Section 8. Attendance. Board members shall make every effort to attend all Regular and Special meetings of the Board and/or Committees. The City Council may replace a City appointee of the Board or request replacement of an appointee from other taxing jurisdictions for non-attendance.

ARTICLE III

OFFICERS

Section 1. Titles and Term of Office. The officers of the Zone shall consist of a chairman, a vice chairman, a secretary, and such other officers as the Board of Directors may from time to time elect or appoint; provided however that the City Council shall, on an annual basis, appoint the chairman whose term shall begin on January 1. One person may hold more than one office, except that the chairman shall not hold the office of secretary. Terms of office for officers, other than the chairman, shall not exceed two years.

All officers, other than the chairman, shall be subject to removal from office, with or without cause, at any time by a vote of a majority of the entire Board of Directors.

A vacancy in the office of any officer, other than the chairman, shall be filled by a vote of a majority of the directors.

Section 2. Powers and Duties of the Chairman. The chairman shall be the chief executive officer of the Board of Directors and, subject to the approval of the City Council, he/she shall be in general charge of the properties and affairs of the Zone and shall preside at all meetings of the Board of Directors.

Section 3. Vice Chairman. The Vice chairman shall be a member of the Board of Directors, shall have such powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers and duties as may be assigned to him by the Board of Directors and shall exercise the powers of the chairman during that officer's absence or inability to act. Any action taken by the vice-chairman in the performance of the duties of the chairman shall be conclusive evidence of the absence or inability to act of the chairman at the time such action was taken.

Section 4. Secretary. The secretary shall keep the minutes of all meetings of the Board of Directors in books provided for the purpose. He/she shall have charge of such books, records, documents and instruments as the Board of Directors may direct, all of which shall at all reasonable times be open to inspection, and he/she shall in general perform all duties incident to the office of secretary subject to the control of the City Council and the Board of Directors. The function of Secretary may be performed by City Staff.

Section 5. Compensation. Officers as such shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.

Section 6. Staff. The City Manager and his designee may perform staff functions of the Board of Directors.

ARTICLE IV

PROVISIONS REGARDING BYLAWS

Section 1. Effective Date. These Bylaws shall become effective only upon the occurrence of the following events:

- (1) The adoption of these Bylaws by the Board of Directors, and
- (2) The approval of these Bylaws by the City Council.

Section 2. Amendments to Bylaws. These Bylaws may be amended by majority vote of the Board of Directors, provided that the Board of Directors files with the City Council a written application requesting that the City Council approve such amendment to the Bylaws, specifying in such application the amendment or amendments proposed to be made. If the City Council by appropriate resolution finds and determines that it is advisable that the proposed amendment be made, authorizes the same to be made and approves the form of the proposed amendment, the Board of Directors shall proceed to amend the Bylaws.

After consultation with the Board of Directors, the Bylaws may also be amended at any time by the City Council by adopting an amendment to the Bylaws by resolution of the City Council and delivering the Bylaws to the secretary of the Board of Directors.

Section 3. Interpretation of Bylaws. These Bylaws and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein. If any word, phrase, clause, sentence, paragraph, section or other part of these Bylaws, or the application thereof to any person or circumstance, shall ever be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of these Bylaws and the application of such word, phrase, clause, sentence, paragraph, section or other part of these Bylaws to any other person or circumstance shall not be affected thereby.

ARTICLE V

GENERAL PROVISIONS

Section 1. Notice and Waiver of Notice. Whenever any notice whatsoever is required to be given under the provision of these Bylaws, said notice shall be deemed to be sufficient if given by depositing the same in a post office box in a sealed postpaid wrapper addressed to the person entitled hereto at his post office address, as it appears on the books of the Zone, and such notice shall be deemed to have been given on the day of such mailing. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purposes of objecting to the transaction of any business on the grounds that the meeting is not lawfully called or convened. A waiver of notice in writing signed by the person or persons entitled to said notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

Section 2. Resignations. Any director or officer may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time is specified, at the time of its receipt by the City Council. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

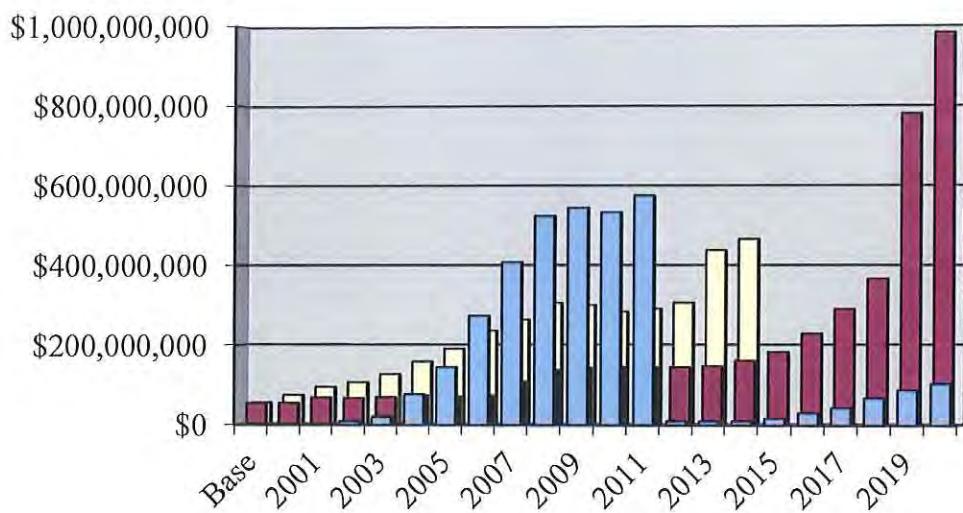
Section 3. Approval or Delegation of Power by the City Council. To the extent that these Bylaws refer to any approval by the City, such approval of delegation shall be evidenced by a certified copy of an ordinance, or resolution (if permissible), duly adopted by the City Council.

**TIF Revenue Forecasts
for Fiscal 2020/21
as of 8/20/20 (Certified)**

TIF #1	Tax Rate	Effective		Expected Revenue	School Percentage	School Rebate Amount	Expected Net Revenue
		Participation Percentage	Contribution Rate				after Rebate
City of Grand Prairie	0.669998	100%	0.669998	620,895,872	4,159,990	-	4,159,990
Dallas County	0.2431	75%	0.182325	-	-	-	-
Parkland Hospital	0.2695	75%	0.202125	-	-	-	-
DCCCD	0.124	100%	0.124000	-	-	-	-
TC	0.234	50%	0.117000	1,498	2	-	2
GPISD*	1.7586	100%	1.758600	-	-	40%	-
					<u>4,159,992</u>		<u>4,159,992</u>
TIF #2							
City of Grand Prairie	NA	0%	-	-	-	-	-
Dallas County	NA	NA	-	-	-	-	-
Parkland Hospital	NA	NA	-	-	-	-	-
DCCCD	NA	NA	-	-	-	-	-
GPISD*	NA	NA	-	-	-	0%	-
Tarrant County	NA	0%	-	-	-	-	-
JPS Hospital	NA	0%	-	-	-	-	-
TCCD	NA	0%	-	-	-	-	-
AISD	NA	0%	-	-	-	0%	-
					<u>-</u>	<u>-</u>	<u>-</u>
TIF #3							
City of Grand Prairie	0.669998	75%	0.502499	168,589,588	847,160	-	847,160
Dallas County	0.2431	0%	-	-	-	-	-
Parkland Hospital	0.2695	0%	-	-	-	-	-
DCCCD	NA	NA	-	-	-	-	-
CHISD	0.97	100%	0.970000	-	-	20%	-
Tarrant County	NA	0%	-	-	-	-	-
JPS Hospital	NA	0%	-	-	-	-	-
TCCD	NA	0%	-	-	-	-	-
					<u>847,160</u>	<u>-</u>	<u>847,160</u>
							<u>5,007,152</u>

* School percentage is 30% of the tax rate above 1.5078.

History of TIF Taxable Values



	Base	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
TIF #3	3,064,2	2,991,2	3,530,6	9,325,7	20,786	77,205	145,22	274,196	407,750	523,633	543,818	532,861	574,527	10,479,	10,569,	10,830,	17,570,	30,725,	43,874,	68,213,	87,530,	103,877
TIF #1	53,116	54,209	67,778	66,220	68,748	73,557	70,222	74,084	108,329	137,260	142,802	145,120	144,307	144,560	147,34	160,794	182,678	229,024	290,479	366,281	779,404	981,175
TIF #2	54,141	72,431	93,219	104,833	125,342	157,164	189,213	235,170	262,346	304,928	299,134	283,150	290,646	305,164	437,584	465,490	0	0	0	0	0	0

█ TIF #3 █ TIF #1 █ TIF #2

History of TIF Taxable Values
As of January 1, 2020 (8/20/20, Certified)

Dallas County Properties (DCAD)

	<u>TIF #1</u>	<u>TIF #2</u>	<u>TIF #3</u>
Base	53,116,202	8,332,266	273,919
2000	54,209,378	9,481,270	233,140
2001	67,778,207	18,822,801	227,545
2002	66,220,979	14,079,628	697,867
2003	68,748,368	15,081,934	657,800
2004	73,557,356	34,255,085	1,243,135
2005	70,222,563	47,553,353	3,915,322
2006	74,084,096	78,140,876	7,436,836
2007	108,329,791	81,213,166	10,414,543
2008	137,260,682	83,702,861	15,109,008
2009	142,802,262	85,712,473	13,704,068
2010	145,120,889	87,879,226	11,730,954
2011	144,307,030	80,318,356	8,423,680
2012	144,560,807	81,308,638	10,479,756
2013	147,344,233	81,484,738	10,569,086
2014	160,794,903	88,174,105	10,830,950
2015	182,678,693	NA	17,570,504
2016	229,024,925	NA	30,725,394
2017	290,479,834	NA	43,874,534
2018	366,281,944	NA	68,213,199
2019	777,053,812	NA	87,530,908
2020	978,825,116	NA	103,877,236
incr	201,771,304		16,346,328

Tarrant County Properties (TAD-City)

	<u>TIF #1</u>	<u>TIF #2</u>	<u>TIF #3</u>
Base	NA	45,809,031	2,790,340
2000	NA	62,950,456	2,758,075
2001	NA	74,396,980	3,303,134
2002	NA	90,754,254	8,627,908
2003	NA	110,260,315	20,128,850
2004	NA	122,909,531	75,962,514
2005	NA	141,661,780	141,306,579
2006	NA	157,029,662	266,753,282
2007	NA	181,132,872	397,336,235
2008	NA	221,225,839	508,524,480
2009	NA	213,421,918	530,114,490
2010	NA	195,271,152	521,130,835
2011	NA	210,327,788	566,104,028
2012	NA	223,855,804	-
2013	NA	356,099,786	-
2014	NA	377,316,348	-
2015	NA	NA	-
2016	NA	NA	-
2017	NA	NA	-
2018	NA	NA	-
2019	2,350,753	NA	-
2020	2,350,753	NA	-

History of TIF Taxable Values
As of January 1, 2020 (8/20/20, Certified)

Tarrant County Properties (TAD-Other)

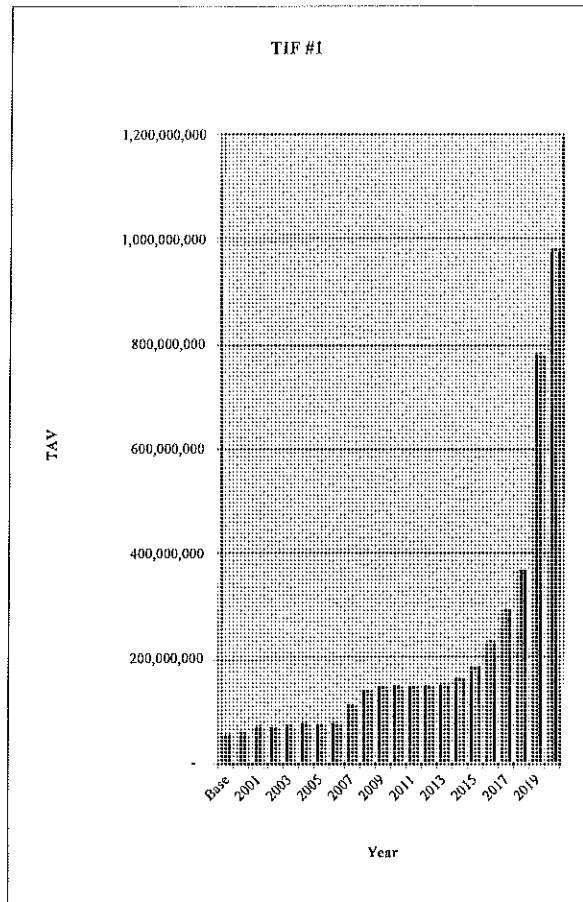
	<u>TIF #1</u>	<u>TIF #2</u>	<u>TIF #3</u>
Base	NA	46,441,345	2,180,097
2000	NA	65,049,469	2,330,910
2001	NA	93,136,892	3,187,955
2002	NA	100,146,896	5,421,027
2003	NA	115,339,346	26,785,310
2004	NA	116,575,585	77,658,508
2005	NA	141,471,640	138,591,205
2006	NA	156,317,637	256,979,801
2007	NA	180,725,696	401,619,910
2008	NA	218,141,253	515,331,158
2009	NA	213,421,918	538,209,556
2010	NA	195,271,152	529,575,462
2011	NA	208,734,788	572,547,950
2012	NA	223,280,334	NA
2013	NA	356,099,786	NA
2014	NA	370,650,041	NA
2015	NA	NA	NA
2016	NA	NA	NA
2017	NA	NA	NA
2018	NA	NA	NA
2019	2,350,753	NA	NA
2020	2,350,753	NA	NA

Combined

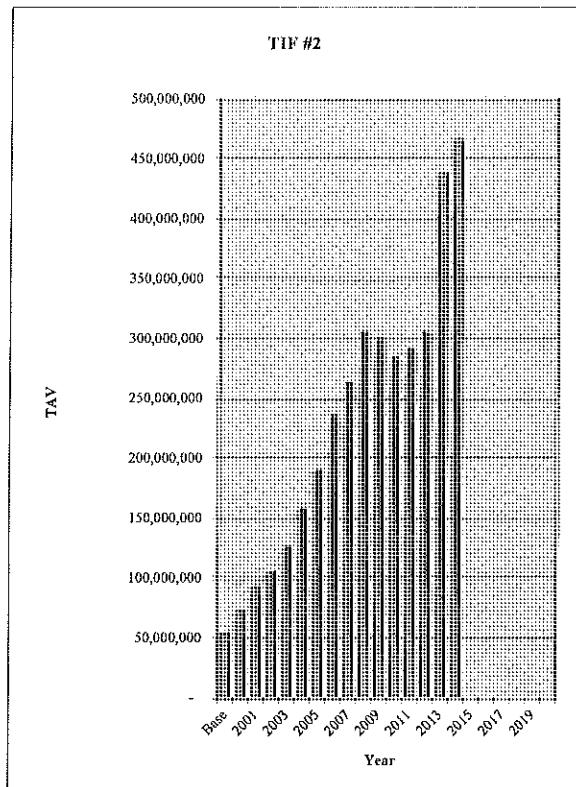
	<u>TIF #1</u>	<u>TIF #2</u>	<u>TIF #3</u>
Base	53,116,202	54,141,297	3,064,259
2000	54,209,378	72,431,726	2,991,215
2001	67,778,207	93,219,781	3,530,679
2002	66,220,979	104,833,882	9,325,775
2003	68,748,368	125,342,249	20,786,650
2004	73,557,356	157,164,616	77,205,649
2005	70,222,563	189,215,133	145,221,901
2006	74,084,096	235,170,538	274,190,118
2007	108,329,791	262,346,038	407,750,778
2008	137,260,682	304,928,700	523,633,488
2009	142,802,262	299,134,391	543,818,558
2010	145,120,889	283,150,378	532,861,789
2011	144,307,030	290,646,144	574,527,708
2012	144,560,807	305,164,442	10,479,756
2013	147,344,233	437,584,524	10,569,086
2014	160,794,903	465,490,453	10,830,950
2015	182,678,693	NA	17,570,504
2016	229,024,925	NA	30,725,394
2017	290,479,834	NA	43,874,534
2018	366,281,944	NA	68,213,199
2019	779,404,565	NA	87,530,908
2020	981,175,869	NA	103,877,236
Incr	201,771,304	26%	16,346,328
			19%

note: City of Grand Prairie values were used on the DCAD charts. City of Grand Prairie values may differ slightly from those of other jurisdictions because of differences in exemptions. Tarrant County values were used for the TAD chart.

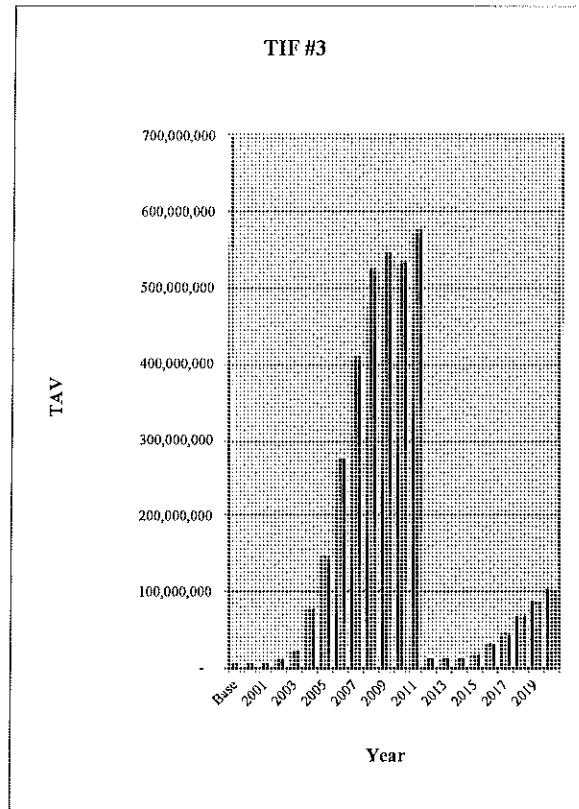
History of TIF Taxable Values
As of January 1, 2020 (8/20/20, Certified)



History of TIF Taxable Values
As of January 1, 2020 (8/20/20, Certified)



History of TIF Taxable Values
As of January 1, 2020 (8/20/20, Certified)



TIF Contributions and Rebates
As of 9/30/20

Contributions:	2 0 0 1						2 0 0 2						2 0 0 3					
	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total		
City of Grand Prairie	8,103	128,984		137,087	103,135	353,287	3,547	459,969	87,802	339,539	41,952	469,393						
Grand Prairie Independent School District	19,211	29,552	48,762	137,087	103,135	353,287	3,547	459,969	87,802	339,539	41,952	469,393						
Arlington Independent School District			302,270		256,334	176,848			433,182	220,604	102,803		323,407					
Cedar Hill Independent School District					772,531			772,531			934,743		934,743					
Dallas County																		
Tarrant County																		
Dallas Hospital District																		
Tarrant Hospital District (a)																		
Dallas Community College District	562	855	1,417	9,176														
Tarrant College District	19,801	149	19,950	49,689	6,080	1,065	50,754	15,256	7,858	3,239	254	11,351						
TOTAL	27,875	552,453	672	581,001	380,554	1,443,583	5,708	1,829,846	350,784	1,756,130	61,138	2,168,052						
Rebates:																		
GPISD Rebate	6,602	10,156	16,758		94,046	64,883		158,929	80,937	37,717		118,654						
AISD Rebate			-			245,665		245,665		444,938		444,938						
CHISD Rebate			-															
TOTAL	6,602	10,156	16,758	94,046	310,548	-	404,594	80,937	482,655	-	563,532	-	-	-	-	-	-	

TIF Contributions and Rebates
As of 9/30/20

Contributions:	2004			2005			2006					
	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total
City of Grand Prairie	106,761	483,325	119,634	709,720	97,639	685,228	506,901	1,289,868	117,334	897,516	951,982	1,966,832
Grand Prairie Independent School District	276,638	122,735	399,373	798,720	253,210	466,947	1,230,856	1,920,157	306,905	692,379	1,658,716	999,284
Arlington Independent School District	1,195,380	12,138	1,195,380	12,138	1,195,380	12,138	14,559	14,559	1,658,716	54,605	1,658,716	54,605
Cedar Hill Independent School District												
Dallas County	12,791	1,270	14,061	11,117	3,170	151,016	14,286	12,021	8,534	262,083	20,555	431,818
Tarrant County		137,547	48,209	185,757	136,201	287,216			169,735			
Dallas Hospital District	30,240	1,659	31,899	27,315	7,119	34,434	33,365	10,593	167,847	240,827	43,958	408,674
Tarrant Hospital District (a)		121,964	43,440	165,404	123,821	133,255	257,076					
Dallas Community College District	12,420	4,824	300	17,544	11,580	20,671	779	33,030	14,340	31,180	2,971	48,491
Tarrant College District		96,030	34,279	130,309	97,753	105,215	202,968		132,510	190,150	322,660	
TOTAL	438,850	2,164,734	258,000	2,861,585	400,861	2,771,865	911,725	4,084,451	483,965	3,769,010	1,702,618	5,955,593
Rebates:												
GPISD Rebate	107,580	47,729	155,309	100,590	185,499	286,089	122,710	276,833				
AISD Rebate		475,761	475,761	369,257	369,257	369,257		497,615				
CHISD Rebate			2,428	2,428	2,912	2,912				10,921	10,921	
TOTAL	107,580	523,490	2,428	633,498	100,590	554,756	2,912	658,258	122,710	774,448	10,921	908,079

**TIF Contributions and Rebates
As of 9/30/20**

Contributions:	2007						2008						2009					
	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total		
City of Grand Prairie	143,206	1,205,254	1,816,265	3,164,725	372,899	1,333,650	2,711,156	4,477,705	566,735	1,672,954	3,489,886	5,729,575						
Grand Prairie Independent School District	348,127	1,119,753	1,769,008	3,006,880	980,829	1,265,158	2,445,987	4,477,705	1,489,205	1,303,234	2,184,023	5,729,575						
Arlington Independent School District					1,769,008	98,152	1,716,154	105,872	1,716,154	105,872	105,872	153,759						
Cedar Hill Independent School District																		
Dallas County	19,342	16,998	218,647	247,543	36,340	48,867	17,291	842,822	66,158	77,255	17,290	94,544						
Tarrant County					702,521	106,253	18,842	1,140,127	1,140,127	287,903	952,317	1,240,219						
Dallas Hospital District	40,748	18,332	189,572	218,242	59,080	608,323	221,900	633,069	125,095	161,287	19,386	180,673						
Tarrant Hospital District ^(e)					507,771	44,893	57,346	854,969	854,969	247,457	808,216	1,055,674						
Dallas Community College District	17,374	53,487	152,576	212,433	5,803	76,664	187,166	556,866	7,984	110,223	75,766	62,487						
Tarrant College District					345,195	507,771	507,771	744,032	556,866	241,133	241,133	12,680	150,933					
TOTAL	568,797	4,743,578	3,177,889	8,490,263	1,553,741	5,174,812	4,857,769	11,586,322	2,370,248	6,035,867	6,124,956	14,531,070						
Rebates:																		
GPISD Rebate	122,666	394,555	530,702	99,923	517,221	392,165	505,848	898,012	595,428	521,071	1,116,499							
AISD Rebate					530,702	19,630	19,630	463,362	463,362	21,174	589,586	589,586						
CHISD Rebate																		
TOTAL	122,666	925,257	19,630	1,067,553	392,165	969,210	21,174	1,387,548	595,428	1,110,757	30,752	1,736,937						

**TIF Contributions and Rebates
As of 9/30/20**

	2010			2011			2012			Total
	TIF1	TIF2	TIF3	TIF1	TIF2	TIF3	TIF1	TIF2	TIF3	
Contributions:										
City of Grand Prairie	603,864	1,634,132	3,625,125	5,863,121	619,398	1,527,040	3,551,715	5,698,153	613,946	4,151,887
Grand Prairie Independent School District	1,590,020	1,366,278	2,956,298	1,630,619	1,415,429	2,756,676	117,900	1,617,010	1,279,659	2,896,669
Arlington Independent School District	3,637,992		3,637,992						2,808,472	2,808,472
Cedar Hill Independent School District			138,939	138,939						82,984
Dallas County										82,984
Tarrant County										104,652
Dallas Hospital District	185,272	21,962	207,234	188,040	22,476	242,957	908,831	1,151,788	186,346	397,878
Tarrant Hospital District ^(@)	319,771	1,000,461	1,320,232						210,516	20,212
Dallas Community College District	85,659	69,686	12,122	167,467	91,909	75,466	10,699	178,074	91,511	267,410
Tarrant College District	229,882	738,154	968,036					726,673	931,522	(10,637)
TOTAL	2,546,419	7,657,260	6,624,983	16,828,662	2,619,431	6,552,472	6,323,443	15,495,346	2,595,668	6,614,901
Rebates:										
GPISD Rebate	635,737	545,278	1,182,015	791,777	565,930	540,464	23,580	1,357,707	785,169	1,296,814
AISD Rebate		563,659	563,659	27,788	27,788			540,464	572,060	572,060
CHISD Rebate								23,580		16,597
TOTAL	635,737	1,109,937	27,788	1,773,462	791,777	1,106,394	23,580	1,921,751	785,169	1,083,705
										16,597
										1,885,471

TIF Contributions and Rebates
As of 9/30/20

Contributions:	2013			2014			2015					
	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total
City of Grand Prairie	615,646	1,674,534	68,375	2,358,555	634,295	2,561,745	68,974	3,245,014	724,414	(16,560)	70,728	778,582
Grand Prairie Independent School District	1,621,645	1,297,897	2,919,542	5,860,685	1,671,154	1,302,634	5,425,742	2,973,788	1,907,522	(537,169)	573,334	1,370,353
Arlington Independent School District	3,860,685	104,784	3,860,585	104,784								108,332
Cedar Hill Independent School District												
Dallas County	88,212	18,335	106,548	88,754	18,654	599,829		107,408	106,144	(6,244)		99,899
Tarrant County	341,141	341,141	341,141					599,829		55,590		55,590
Dallas Hospital District	186,895	20,479	207,374	196,181	20,903			217,084	232,095	(6,662)		225,433
Tarrant Hospital District ^(a)	294,450		294,450		560,990			560,990		47,059		47,059
Dallas Community College District	109,925	82,897	11,385	204,207	118,339	86,820	11,856	217,015	135,173	(10,376)		124,797
Tarrant College District	264,294		264,294		462,939			462,939		62,327		62,327
TOTAL	2,622,323	7,854,722	184,544	10,661,590	2,708,723	11,040,256	186,595	13,935,574	3,105,347	161,299	179,060	3,445,706

Rebates:

GPISD Rebate	787,419	518,937	1,306,356	811,459	520,831	1,332,291	926,232	567,504	1,493,736			
AISD Rebate	621,182		621,182		1,080,355	1,080,355		1,180,086	1,180,086			
CHISD Rebate		20,957	20,957			21,153	21,153		21,666			
TOTAL	787,419	1,140,119	20,957	1,948,495	811,459	1,601,186	21,153	2,433,799	926,232	1,747,590	21,666	2,695,488

TIF Contributions and Rebates
As of 9/30/20

	2016			2017			2018			2019						
	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total	TIF1	TIF2	TIF3	Total				
Contributions:																
City of Grand Prairie	871,035	115,883	986,918	1,181,554	204,021	1,385,575	1,593,500	292,120	1,885,420	2,101,173	455,188	2,556,361				
Grand Prairie Independent School District	2,292,984	-	2,292,984	3,107,065	-	3,107,065	4,189,392	-	4,189,392	5,532,005	-	5,532,005				
Arlington Independent School District	-	178,527	178,527	-	309,878	309,878	-	448,631	448,631	-	699,641	699,641				
Cedar Hill Independent School District	-	-	-	-	320,196	320,196	426,731	-	426,731	570,713	-	570,713				
Dallas County	124,657	-	-	-	-	-	-	-	-	-	-	-				
Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-				
Dallas Hospital District	279,141	279,141	369,788	-	369,788	498,835	-	498,835	498,835	658,805	-	658,805				
Tarrant Hospital District ^(a)	-	-	-	-	-	-	-	-	-	-	-	-				
Dallas Community College District	161,067	-	161,067	217,117	-	217,117	292,639	-	292,639	389,840	-	389,840				
Tarrant College District	-	-	-	-	-	-	-	-	-	-	-	-				
TOTAL	3,728,884	-	294,410	4,023,294	5,195,720	-	513,899	5,709,619	7,000,897	-	740,751	7,741,648	9,252,536	-	1,154,829	10,407,365
Rebates:																
GPISD Rebate	1,113,400	1,113,400	1,508,692	-	1,508,692	2,034,235	-	2,034,235	2,686,165	-	2,686,165	2,686,165				
ALSD Rebate	-	-	-	-	-	-	-	-	-	-	-	-				
CHISD Rebate	35,705	35,705	-	-	61,976	61,976	-	89,726	89,726	-	139,928	139,928				
TOTAL	1,113,400	-	35,705	1,149,105	1,508,692	-	61,976	1,570,668	2,034,235	-	89,726	2,123,961	2,686,165	-	139,928	2,826,093

TIF Contributions and Rebates
As of 9/30/20

	2020			Grand Total	Total by TIF		
	TIF1	TIF2	TIF3		TIF1	TIF2	TIF3
Contributions:							
City of Grand Prairie	2,808,140	584,616	3,392,756	50,727,215	13,970,379	16,118,088	20,638,748
Grand Prairie Independent School District	6,543,295	-	6,543,295	47,257,911	35,853,774	11,404,137	-
Arlington Independent School District	-	846,108	846,108	30,826,582	-	30,826,582	-
Cedar Hill Independent School District	-	-	3,580,574	-	-	-	3,580,574
Dallas County	676,051	676,051	2	3,016,076	2,862,445	153,631	-
Tarrant County	2	2	8,400,025	2	3,467,460	4,932,563	-
Dallas Hospital District	751,732	751,732	4,333,837	4,157,097	176,740	-	-
Tarrant Hospital District (a)	-	-	7,197,303	-	3,013,411	4,183,892	-
Dallas Community College District	461,126	461,126	3,045,546	2,348,274	612,946	84,327	-
Tarrant College District	-	-	6,005,512	-	2,519,946	3,485,567	-
TOTAL	11,240,346	-	1,430,724	12,671,070	164,390,582	59,191,970	68,292,941
Rebates:							
GPISD Rebate	3,177,215	3,177,215	22,155,640	16,880,224	5,275,416	-	-
ASD Rebate	-	-	8,174,792	-	8,174,792	-	-
CHISD Rebate	-	169,222	169,222	716,115	-	-	716,115
TOTAL	3,177,215	-	169,222	3,346,437	31,046,546	16,880,224	13,450,208
						716,115	

Status of Developments:

- (a) TIF 1 revenue is pledged to NextStage (Theatre) debt along with city ad valorem property taxes. NextStage (Theatre) debt service is actually being paid from rent revenue paid to the city by NextStage (Theatre).
- (b) The City issued debt to fund the remaining expenses for the Levy Road Trail in August, 2003.
- (c) The Grand Lakes project is complete. Performance goals were reached, and the city reimbursed the developer for \$5,592,000 in public infrastructure from project TIF revenue.

Budget/Actual Report for Fiscal 2020
TFI 3
Peninsula (Lake District)
as of 9/30/20

	FYE 9/30/10	FYE 9/30/11	FYE 9/30/12	FYE 9/30/13	FYE 9/30/14	FYE 9/30/15	FYE 9/30/16	FYE 9/30/17	FYE 9/30/18	FYE 6/30/19	Budget	Actual
Beginning Resource Balances												
Tax Levy	161,452.29	148,222.43	148,407.48	242,488.53	406,012.53	571,467.53	728,861.53	987,566.53	1,439,489.53	2,409,514.53	3,105,415.53	
City Of Grand Prairie TIF	3,623,125.00	3,51,517.00	1,96,039.00	68,375.00	68,375.00	70,728.00	113,383.00	204,021.00	292,120.00	455,188.00	584,616.00	
Dallas County TIF	12,122.00	-	10,699.00	7,949.00	11,385.00	-	-	-	-	-	-	
Dallas Co. Comm College TIF	-	-	-	-	-	-	-	-	-	-	-	
Cedar Hill Ind TIF	1,30,639.00	117,903.00	82,084.00	104,784.00	105,765.00	108,132.00	175,527.00	309,878.00	448,631.00	699,641.00	846,108.00	
Tarrant Co. TIF	1,10,182.43	1,007,625.35	64,213.67	(1,05,371.17)	-	-	-	-	-	-	-	
Tarrant Co. Hospital District	1,000,460.81	98,238.79	72,667.00	65,222.00	-	-	-	-	-	-	-	
Tarrant County College	738,154.00	-	-	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	
Certificate Of Ch Proceeds	-	-	-	-	-	-	-	-	-	-	-	
Other Revenues	-	-	-	-	-	-	-	-	-	-	-	
Total Revenues	16,416.00	6,414,393.14	4,212,443.68	2,17,156.70	184,54,400	196,329,00	172,950,00	29,450,00	525,899,00	740,751,00	1,154,823,90	1,439,724,00
Expenditures												
Debt Service Transfers												
To To T F 3 Dir To Deb Ser	2675,797.00	2,671,381.00	1,865,190.65	-	-	-	-	-	-	-	-	
Authorization Of Legal Fees	-	-	-	-	-	-	-	-	-	-	-	
Costs Of Research	-	-	-	-	-	-	-	-	-	-	-	
Rebates	-	-	-	-	-	-	-	-	-	-	-	
Fcy Cedar Hill 1 S D	27,758.00	23,380.00	16,597.00	20,957.00	21,153.00	21,566.00	35,705.00	61,976.00	89,726.00	159,028.00	169,222.00	169,222.00
Developer Agreements												
Grand Peninsula (Wayne Jackson)	-	-	-	-	-	-	-	-	-	-	-	
Tf/STK? Wayne Jackson (4091)	-	-	-	-	-	-	-	-	-	-	-	
Tf/Stre4/01/016/00 Wf_ Install P	-	-	-	-	-	-	-	-	-	-	-	
Wj_ Installation_Pen	-	-	-	-	-	-	-	-	-	-	-	
Tf/Wav Wj_Pt_1/2-24088	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon (Hanover)	342,033.00	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon (Hanover) Pen	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Pa_ Water Improvement	-	-	-	-	-	-	-	-	-	-	-	
Tf/Wat/Mira Lagoon Ml-Sell Pen	578,045.00	-	-	-	-	-	-	-	-	-	-	
Tf/Stre4/01/016/00 Wf_ Install P	25,000.00	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Reinforcement Pen?	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Reinforcement Pen?	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Reinforcement Pen?	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Reinforcement Pen?	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon East (Hanover)	737,500.00	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon East	-	-	-	-	-	-	-	-	-	-	-	
Developer Participation/Mira L	-	-	-	-	-	-	-	-	-	-	-	
Miray (Hanover)	-	-	-	-	-	-	-	-	-	-	-	
Mira Lagoon Settlement Pmt (Mo	-	-	-	-	-	-	-	-	-	-	-	
Developer Participation/Miray	-	-	-	-	-	-	-	-	-	-	-	
Other Projects	-	-	-	-	-	-	-	-	-	-	-	
Lakeview Village T H Calvert	-	-	-	-	-	-	-	-	-	-	-	
Tf/Wat/Edg Hwy 24^ Wf_ Lt 6	-	-	-	-	-	-	-	-	-	-	-	
Miscellaneous	123,327.00	-	-	-	-	-	-	-	-	-	-	
Legal Services/Hanover (TBNW)	-	-	-	-	-	-	-	-	-	-	-	
Public Safety Transf												
Tf Fire Cap Fund (4005) Stmt	781,196.00	-	-	-	-	-	-	-	-	-	-	
Trans To General Fund (1001)	-	-	-	-	-	-	-	-	-	-	-	
Tf/Tf 3 Public Safety/City Of	986,377.00	1,77,479.00	1,88,139.00	-	-	-	-	-	-	-	-	
Total Expenditures	4,482,225.43	1,840,407.48	242,488.53	406,012.53	571,467.53	728,861.53	987,566.53	1,439,489.53	2,409,514.53	3,105,415.53	4,266,917.53	4,266,917.53
Ending Resource Balance												

Budget/Actual Report for Fiscal 2020
TIF 3
Peninsula (Lake District)
as of 07/30/20

Status of Development:

- (a) The \$306 million Grand Peninsula residential development is complete. The city reimbursed the developer for \$3.3 million in public infrastructure costs from project TIF revenue when performance goals were reached. In addition, the city was eligible and reimbursed for \$2.2 million in city participation in oversized infrastructure for this project from project TIF revenue.
- (b) The \$590 million Mirra Lagos residential development is underway. The city reimbursed the developer for \$3.15 million in public infrastructure from project TIF revenue when performance goals were reached. In turn, the city was reimbursed for \$4.15 million for city participation in oversized infrastructure from TIF revenue.
- (c) The \$514 million Mirra Lagos East residential development is underway. The city reimbursed the developer for \$1.65 million in public infrastructure from project TIF revenue when performance goals were reached. In turn, the city was reimbursed for \$1.65 million for city participation in oversized infrastructure from TIF revenue.
- (d) Negotiations are underway to develop a hotel/conference center/golf resort on land leased to the city on Creek of Engineers on Lake Joe Pool. If the project moves forward, the city will rebate project TIF revenue along with other project revenue to the developer in payment for the conference center and hotel infrastructure, which the city will own.
- (e) Development of the Modzey Tract, part of the Mirra Lagos first development, is underway. The city reimbursed the developer for \$2,234,353 million in public infrastructure from project TIF revenue when performance goals were achieved.
- (f) Other residential development is underway which will not require TIF participation.
- (g) Check from TCHD for fiscal 2002 obligation was issued but never cleared. Replacement check received in May, 2003.
- (h) TIF bond issuance of \$657,000 approved in FY 2006 (September 2006); bond proceeds received in FY 2007 (October 2006).