



**TAX INCREMENT FINANCING DISTRICT #1 BOARD MEETING**  
**RUTHE JACKSON CENTER, 3113 S CARRIER PARKWAY, GRAND PRAIRIE, TEXAS**  
**FRIDAY, JUNE 11, 2021 AT 11:00 AM**

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**AGENDA**

**CALL TO ORDER**

**AGENDA ITEMS**

1. Minutes of November 18, 2020
2. TIF 1 Development Activity and Revenue Projections Updates
3. Development Update – Bolder Adventure Park
4. Approve Epic Central as a TIF Project
5. TIF 1 Taxable Value Update
6. Next Meeting Date

**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.*

**CITIZEN COMMENTS**

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Tax Increment Financing Board agenda was prepared and posted June 7, 2021.*

A handwritten signature in black ink, appearing to read "Lee Harris", written over a horizontal line.

*Lee Harris, CPA  
Special District Administrator, Finance Department*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Jorja Clemson, Chair for TIF 1  
**TITLE:** Minutes of November 18, 2020  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

Minutes of November 18, 2020

**FINANCIAL CONSIDERATION:**

None

**Minutes of the  
Combined Meeting of  
Board of Directors  
Of the City of Grand Prairie  
Tax Increment Financing Districts 1 & 3  
Video Conference  
Wednesday, November 18, 2020, 12:00 pm**

**1) Call to Order**

Chairperson Clemson, Chair of TIF #3 and acting chair for the combined meeting, called the meeting to order at 12:07 pm. Present included Board members Jorja Clemson, John Lopez, Marty Wieder, Andrew Fortune, Joe Mayer, Gilberto Prado, Rachel Brown, and others—Megan Mahan, Becky Brooks, David Pettit, Lee Harriss, Natalie Moore, Cheryl De Leon, Savannah Ware, Brady Olsen, and Jeanette Martinez. Absent were board members Ray Wilks, Jim Swafford, and Sharon Davis.

**2) Introductions**

Ms. Clemson had all attendees introduce themselves.

**3) Consider minutes of meetings of**

- Wednesday, June 12, 2019
  - The minutes were approved.
- Wednesday, December 11, 2019
  - The minutes were approved.

**4) Review and Recommend Approval of the amended Project and Financing Plan for TIRZ #3 (Marty Wieder, David Pettit, and Natalie Moore)**

- The resolution was approved.

**5) Proposed TIF 1 Distribution & Timing Updates – This was approved.**

- 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)**

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

**7) TIF Taxable Value Update**

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

**8) Next Meeting Date**

The next meeting will be scheduled when needed.

**9) Adjournment**

The meeting adjourned at 1:00 pm.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Marty Wieder, Director of Economic Development  
**TITLE:** TIF 1 Development Activity and Revenue Projections Updates  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

TIF 1 Development Activity and Revenue Projections Updates

**FINANCIAL CONSIDERATION:**

None

# **City of Grand Prairie**

## **Tax Increment Financing District #1**

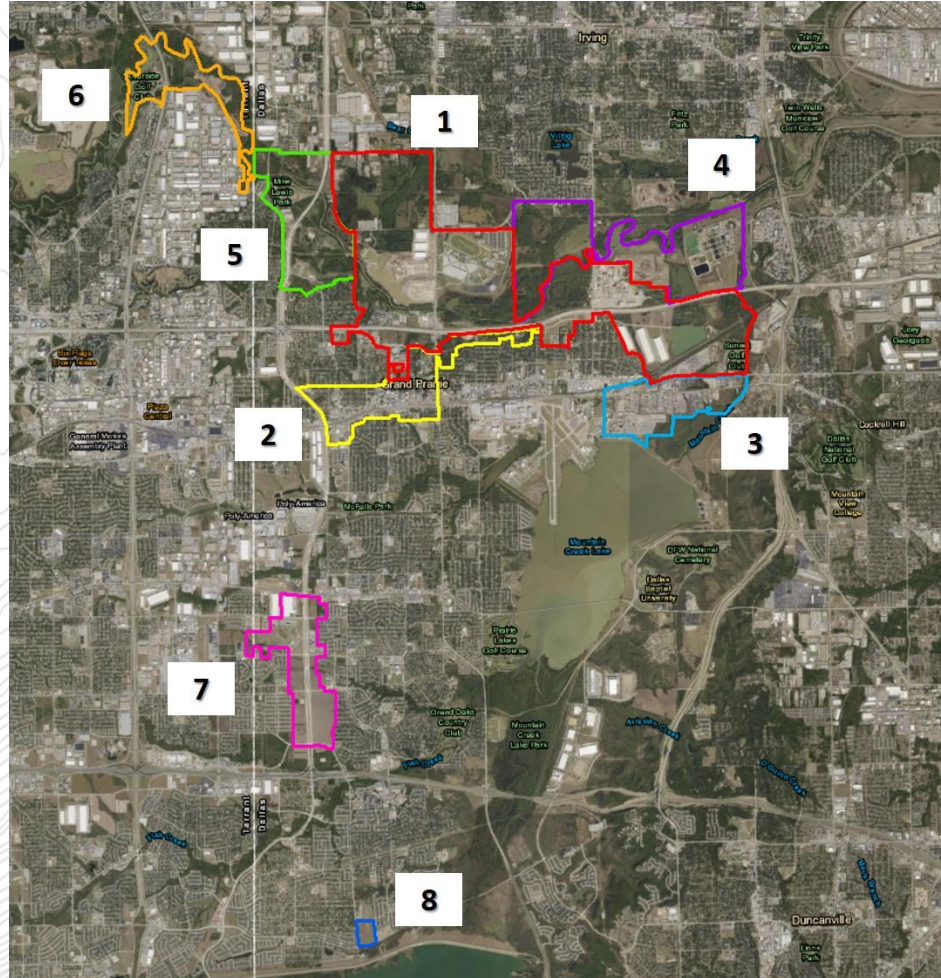
**JUNE 7, 2021**

# PURPOSE

- TIF #1 Background
- Area Development Zone Updates
- Annual Year Revenue Updates
- Anticipated Future TIRZ Revenue

# TIF #1 (IH-30 Entertainment District)

- Amended the Creation Ordinance October 2018
- Extended the term, will now terminate December 31, **2041**
- Boundaries expanded to include seven new area reinvestment zones beyond the original area zone





# AMENDED PROJECT AND FINANCING PLAN

## Participation Assumptions:

### 2018-2019:

- City
- Dallas County
- Parkland
- DCCD
- Grand Prairie ISD

### 2019-2041:

- City at 100%
- Tarrant County at 50%

Taxing Jurisdictions	Total Taxes Generated	TIF	Net Benefit
City of Grand Prairie	\$445,927,394	\$265,750,107	\$180,177,287
Dallas County	\$90,459,859	\$1,159,816	\$89,300,043
Parkland	\$72,520,542	\$1,333,001	\$71,187,542
DCCD	\$32,246,894	\$790,302	\$31,456,592
Grand Prairie ISD	\$414,099,262	\$10,666,632	\$403,432,629
Tarrant County	\$13,907,818	\$6,942,373	\$6,965,445
<b>Total</b>	<b>\$1,069,161,769</b>	<b>\$286,642,231</b>	<b>\$782,519,538</b>

# AMENDED PROJECT AND FINANCING PLAN

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

The amended PFP lists the following menu of eligible projects:

Proposed Project Costs		
Water Facilities and Improvements	\$ 42,996,335	15.0%
Sanitary Sewer Facilities and Improvements	\$ 42,996,335	15.0%
Storm Water Facilities and Improvements	\$ 42,996,335	15.0%
Transit/Parking Improvements	\$ 21,498,167	7.5%
Street and Intersection Improvements	\$ 42,996,335	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 28,664,223	10.0%
Economic Development Grants	\$ 57,328,446	20.0%
Administrative Costs	\$ 7,166,056	2.5%
	<b>\$ 286,642,231</b>	<b>100.0%</b>

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

*\* Since 2005, Chapter 311 of the Tax Code allows economic development grants in TIFs consistent with Section 380 of the Local Government Code*

# DEVELOPMENT OPPORTUNITIES

Item 2.

- ADZ #1 consists of the original TIF boundaries located within Dallas County
- ADZ #1, 2, 3, 4, 5, and 7 represent areas in Dallas County where there is expected to be new development
- ADZ #6 includes vacant parcels in Tarrant County and has significant investment anticipated over the next 10 years
- ADZ #8, was formerly a ISD parcel that has since be sold to a church which is anticipated to be tax exempt

# Area Development Zone Updates

- ADZ #1 consists of the original TIF boundaries located within Dallas County

## Grand Prairie business park will grow with planned addition

Crow Holdings Industrial is the developer of the Wildlife Commerce Park near I-30.



The Wildlife Commerce Center in Grand Prairie is on Belt Line Road near I-30. (Crow Holdings)

# Area Development Zone Updates

- ADZ #1 consists of the original TIF boundaries located within Dallas County

Crow Holdings Industrial has been building the 220-acre Wildlife Commerce Park on Belt Line Road north of Interstate 30 since 2014.



 PLANNED



Wildlife Phase 3

Grand Prairie, TX

SP-52

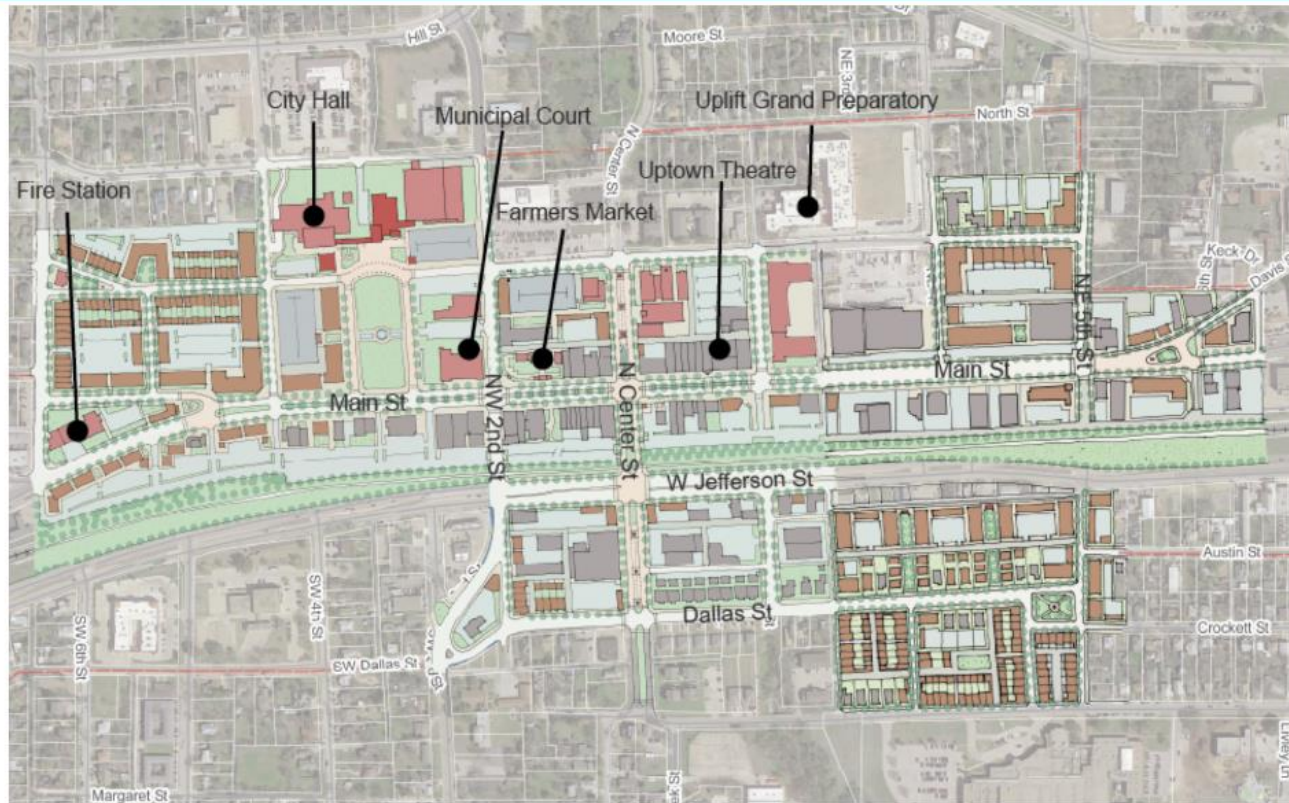
SCALE: NOT TO SCALE JOB No.: 15019 DATE: 08.08.19



# Area Development Zone Updates

- ADZ #2 is generally considered in the downtown area and significant planning and activity is currently underway

## The “Grand” Vision



catalyst

# Area Development Zone Updates

Item 2.

- ADZ #2

Fire House  
Gastro Park



# Area Development Zone Updates

Item 2.

- ADZ #2

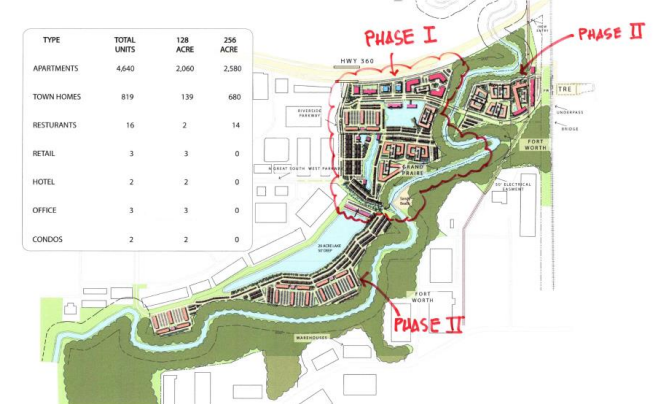




# Area Development Zone Updates

Item 2.

- ADZ #6 includes vacant parcels in Tarrant County and has significant investment anticipated over the next 10 years



# Area Development Zone Updates

- ADZ #7 is area generally around the Epic Development

## EPIC MASTER PLAN



# Area Development Zone Updates

- ADZ #7 is area generally around the Epic Development

Blaze Pizza is set to open this week in the Epic Towne Crossing development.



Chicken N Pickle will break ground on a 77,000-square-foot facility in Grand Prairie on Friday. (Hand

# REVENUE POTENTIAL

Item 2.



TAX YEAR	2018	2019	2020	2021	2022
<b>Annual GROSS REVENUE A, 1, 2, 3, 4, 5, 6, &amp; 7</b>	<b>9,215,753</b>	<b>10,273,458</b>	<b>4,160,109</b>	<b>5,805,535</b>	<b>5,816,234</b>
<b>Expenditures</b>					
Debt Service Transfers			2,257,812	0	0
Rebates			0	0	0
Other Projects			14,612,468	3,844,569	1,189,637
<b>Total Expenditures</b>	<b>0</b>	<b>0</b>	<b>16,870,280</b>	<b>3,844,569</b>	<b>1,189,637</b>
<b>Annual Net Revenue</b>	<b>9,215,753</b>	<b>10,273,458</b>	<b>(12,710,171)</b>	<b>1,960,966</b>	<b>4,626,597</b>
<b>Running Total, Net Revenue</b>	<b>11,020,230</b>	<b>13,286,917</b>	<b>576,746</b>	<b>2,537,712</b>	<b>7,164,310</b>

TAX YEAR	2023	2024	2025	2026	2027	2028	2029
<b>Annual GROSS REVENUE A, 1, 2, 3, 4, 5, 6, &amp; 7</b>	<b>7,380,317</b>	<b>11,042,762</b>	<b>14,587,396</b>	<b>16,530,500</b>	<b>18,151,394</b>	<b>19,092,708</b>	<b>21,848,539</b>
<b>Expenditures</b>							
Debt Service Transfers	0	0	0	0	0	0	0
Rebates	0	0	0	0	0	0	0
Other Projects	1,205,232	1,221,061				0	0
<b>Total Expenditures</b>	<b>1,205,232</b>	<b>1,221,061</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Annual Net Revenue</b>	<b>6,175,085</b>	<b>9,821,701</b>	<b>14,587,396</b>	<b>16,530,500</b>	<b>18,151,394</b>	<b>19,092,708</b>	<b>21,848,539</b>
<b>Running Total, Net Revenue</b>	<b>13,339,395</b>	<b>23,161,096</b>	<b>37,748,492</b>	<b>54,278,993</b>	<b>72,430,387</b>	<b>91,523,094</b>	<b>113,371,634</b>

REVENUE POTENTIAL



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

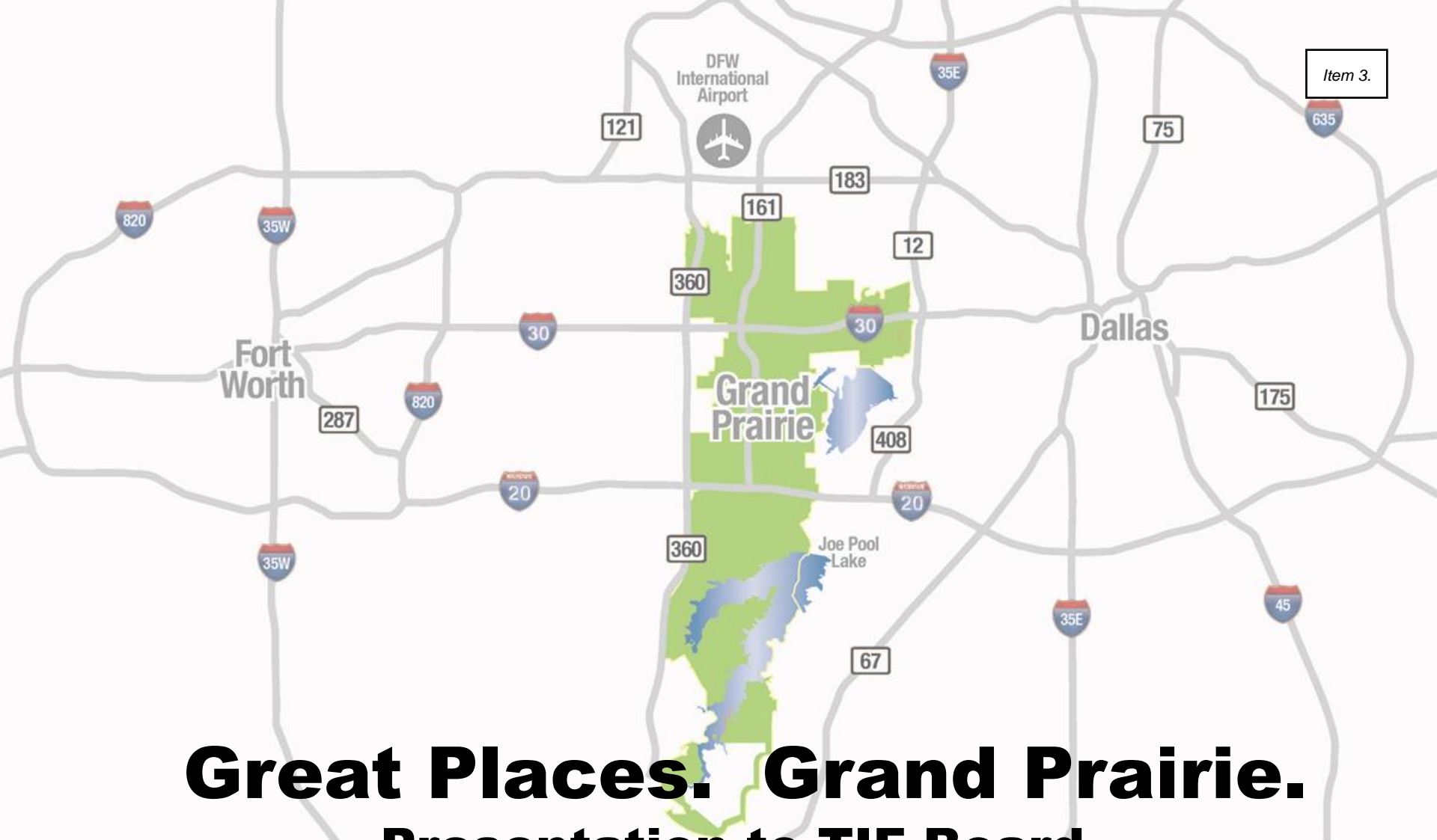
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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Marty Wieder, Director of Economic Development  
**TITLE:** Development Update – Bolder Adventure Park  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**  
Development Update – Bolder Adventure Park

**FINANCIAL CONSIDERATION:**  
None



# Great Places. Grand Prairie.

**Presentation to TIF Board—  
Bolder Adventure Park**



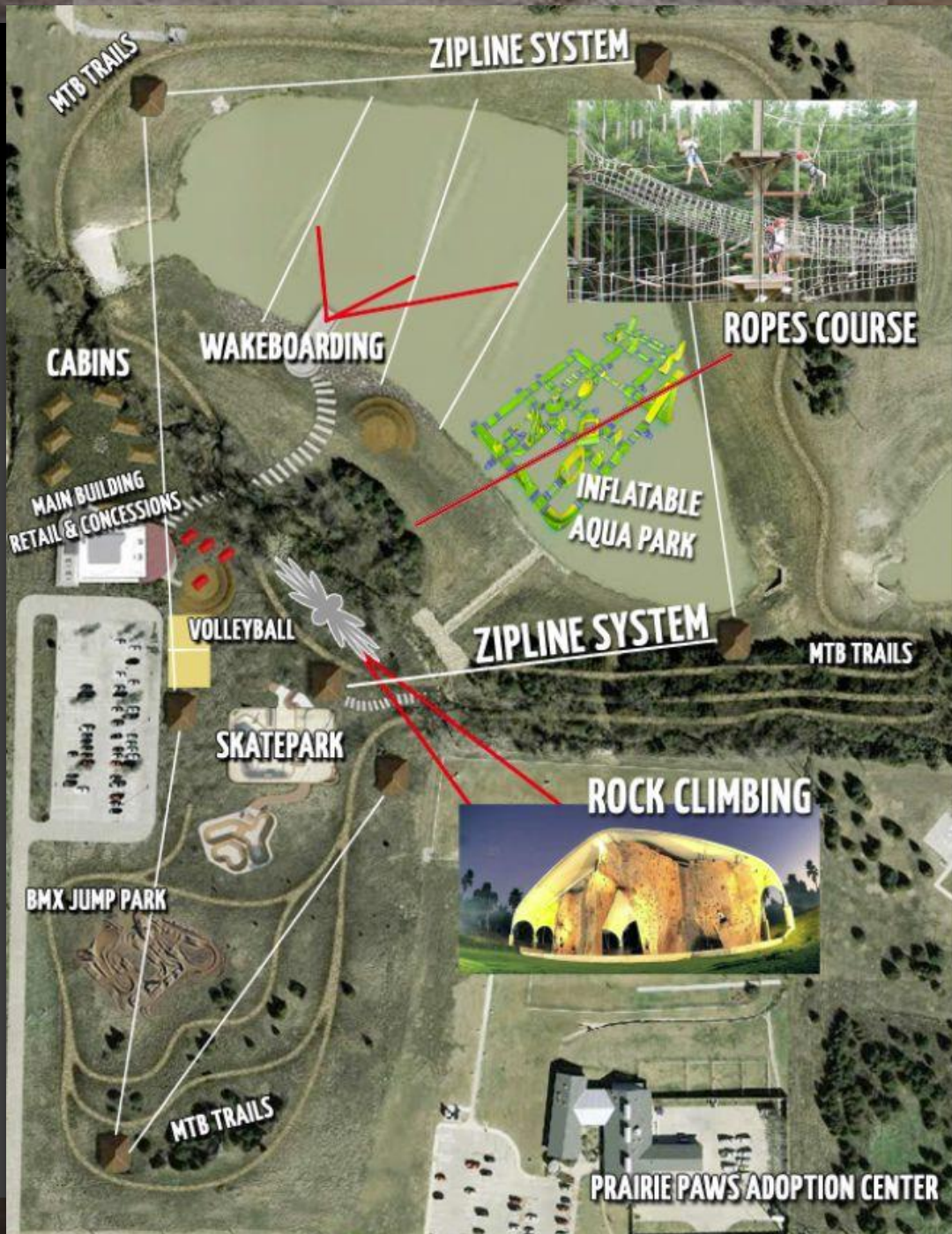
# ELEMENTS OF NEW ACTIONPARKKGP

Item 3.



Participants will have the following options

- 30,000 sq. ft. Skateboard park
- (7) Tower Zipline System
- 30,000 sq. ft. BMX Jump Park
- 2 Miles of MTN Bike trails
- (4) Sand Volleyball Courts
- Cabins For Overnight Camps
- 10,000 sq. ft. Rock Climbing course
- Ropes course - climbing park
- (3) 2.0 Cable Wakeboarding system
- 20,000 sq. ft. Inflatable Aqua Park
- 10,000 sq. ft. Retail Service Shop & concessions









**WELCOME TO**

**GOLDER**  
**ADVENTURE PARK**

# Air Supported Dome

Item 3.



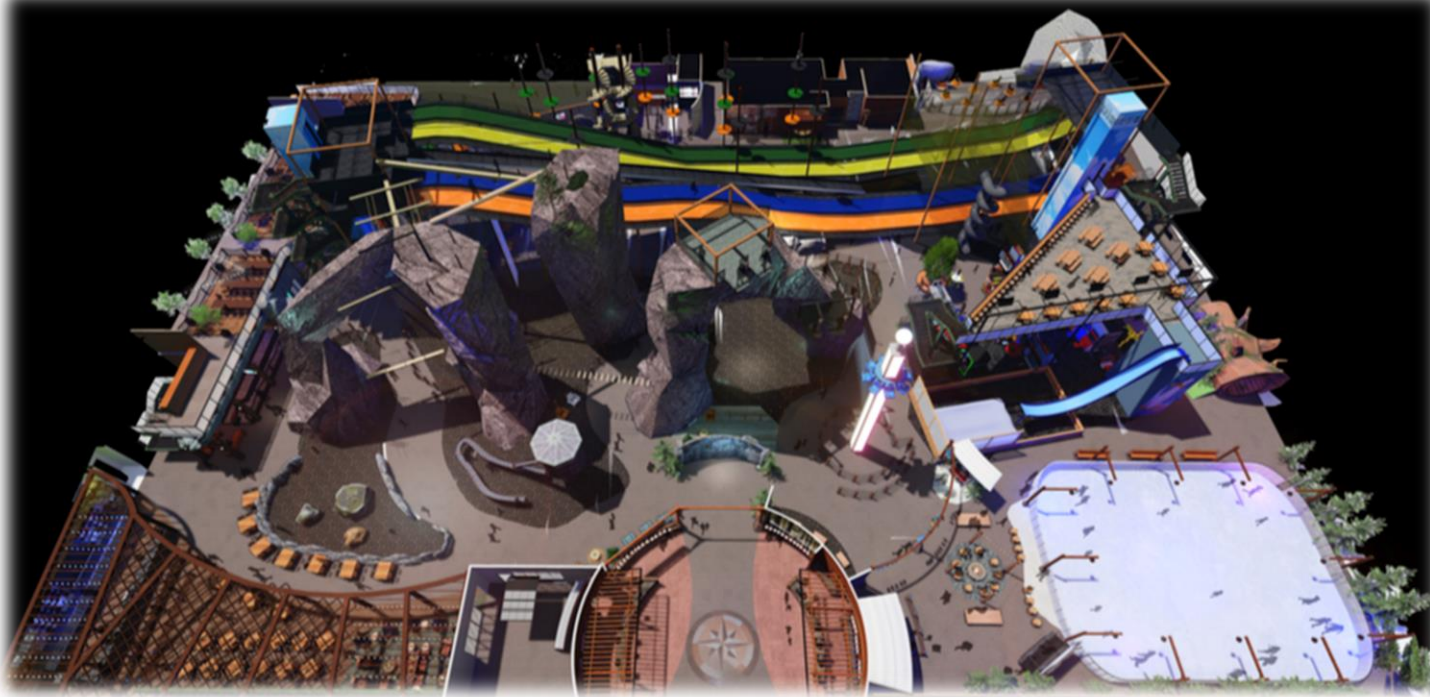


# Bo Jackson's Elite Sports

Item 3.

Training Facility in Columbus, OH





<b>\$17.99</b>
<b>Bolder 1</b>
<ul style="list-style-type: none"> <li>Net Adventure Course</li> <li>Synthetic Ice Skating</li> <li>Youth Net Playgrounds</li> </ul>

<b>\$25.99</b>
<b>Bolder 2</b>
<ul style="list-style-type: none"> <li>Tubing Rides</li> <li>Blaster Battle Field</li> <li>Bumper Cars</li> <li>Net Adventure Course</li> <li>Synthetic Ice Skating</li> <li>Youth Net Playgrounds</li> </ul>

<b>\$36.99</b>
<b>Bolder 3</b>
<ul style="list-style-type: none"> <li>Ropes Courses</li> <li>Via Ferrata</li> <li>Climbing Walls / Activities</li> <li>Free Fall Dumps</li> <li>Zip Lines</li> <li>Tubing Rides</li> <li>Blaster Battle Field</li> <li>Bumper Cars</li> <li>Net Adventure Course</li> <li>Synthetic Ice Skating</li> <li>Youth Net Playgrounds</li> </ul>

# Tiered Pricing Structure

# BOLDER Activities

Item 3.



Open Play – Bolder 1



Enhanced Play – Bolder 2



Harnessed Play – Bolder 3



Pay per Play

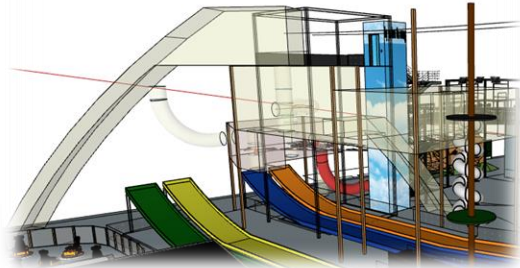


# ADVENTURE NETS



Item 3.

# SYNTHETIC ICE SKATING



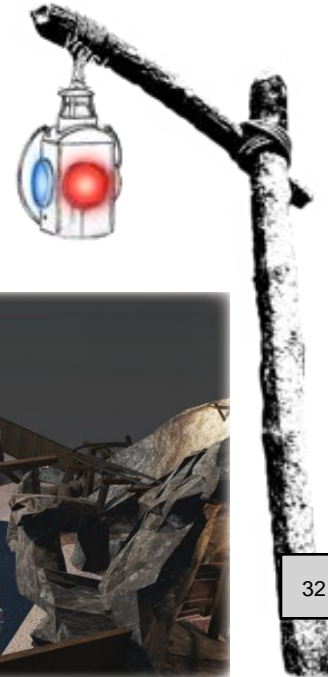


# TUBING SLIDES



Item 3.

# BLASTER ARENA





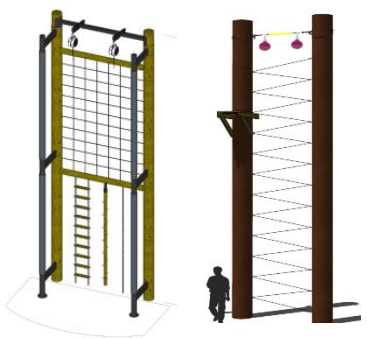


# VIA FERRATA



Item 3.







# ARCADE



Item 3.

# AMUSEMENTS



# SOCIAL AREAS, FOOD SERVICE, and PARTY ROOMS

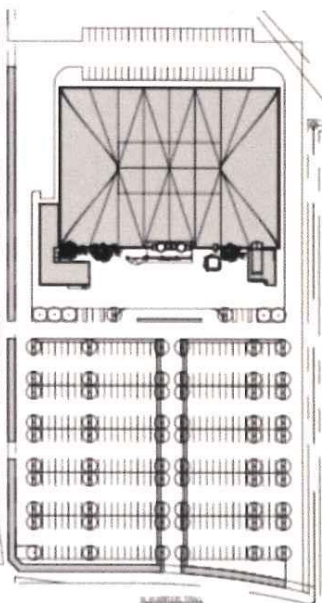
Item 3.



# SITE LOCATION



## Building & Parking Proposed Layout

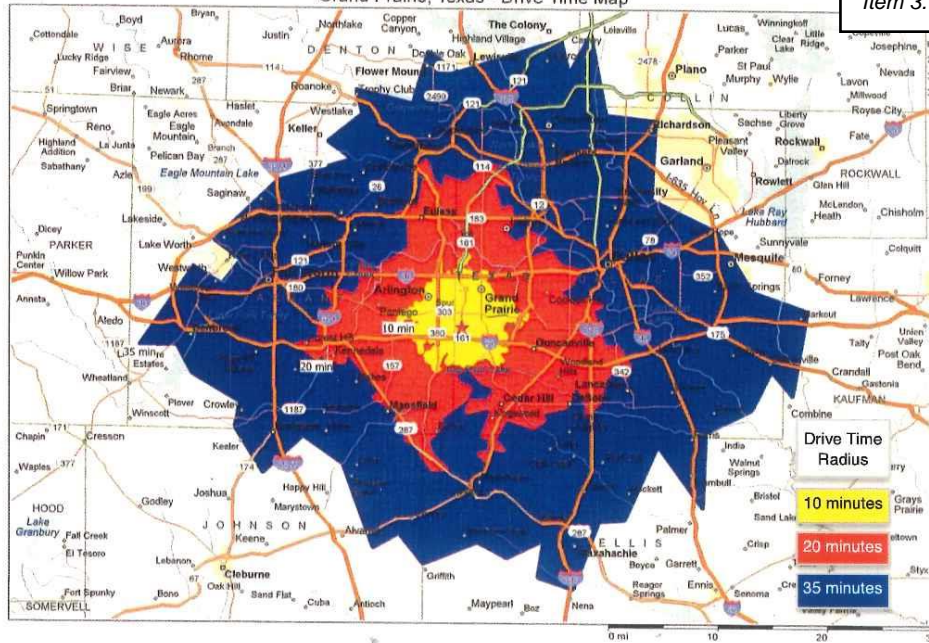


### Site Location

Approximately 7 acres facing Warrior Trail

Item 3.

Grand Prairie, Texas - Drive Time Map





**Grand Prairie**  
TEXAS  
PARKS, ARTS & RECREATION

Bolder will be considered part of the Epic Central amenities and will benefit from collaborative marketing and branding efforts with the City of Grand Prairie.



**PARK FACILITIES & AMENITIES**

**The Epic**

The Epic is a 120,000 sq. ft. recreation center with fitness, game rooms, art studios, and other community activities.

**Epic Waters**

Epic Waters is a 80,000 sq. ft. indoor water park with a retractable roof and is the largest indoor water park in Texas.

**The Summit**

The Summit is a 60,000 sq. ft. facility specifically for active adults ages 50 and older featuring a variety of fitness activities.

**PlayGrand Adventures**

PlayGrand Adventures is a 10-acre all-inclusive outdoor playground for all ages and abilities. Opening soon.

**Bolder Adventure Park**

Bolder is a 66,000 sq. ft. indoor adventure park featuring a variety of attractions for families, businesses, and young adults.



# GPBFP

**PROPOSITION A: \$75 MILLION  
ECONOMIC DEVELOPMENT BOND  
SUPPORTS DEVELOPMENT AND REVITALIZATION  
IN GRAND PRAIRIE**

**THE BALANCE WOULD BE INVESTED IN DOWNTOWN THROUGH  
THE PURCHASE OF LAND & BUILDINGS TO PARTNER WITH DEVELOPERS  
FOR RESTAURANT, RETAIL OR HOUSING, OR  
OTHER ECONOMIC DEVELOPMENT INITIATIVES APPROVED BY CITY COUNCIL**



*Live Life* **GRAND!**

# Epic Central Restaurants





# Chicken N Pickle<sup>®</sup>

## GRAND PRAIRIE, TX

### COMING 2021

Item 3.

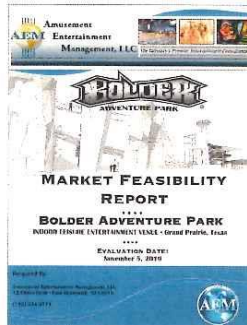


# FEASIBILITY STUDY

133 page comprehensive study used for all  
base case projections  
(Full report available upon request)



Amusement  
Entertainment  
Management, LLC



## GREATER UPSIDE POTENTIAL

“The attendance projections in our feasibility study are conservative because the penetration rates and frequency of use assumptions across each population band have proven to be achievable in other similar entertainment venues. Due to the uniqueness of BOLDER’s attraction portfolio and affordability of pricing, it is possible that you will achieve greater penetration rates and frequency of use than the assumptions of our base case.”

– Jerry Merola (CFO, Amusement Entertainment Management)

Item 3.

“The success of the business can be boiled down to two primary metrics. Attendance and Per Cap Revenue.”

– Jerry Merola, Amusement Entertainment Management

**PROJECTED ATTENDANCE**  
BASE CASE

**279,708**

**PER CAP REVENUE**  
BASE CASE

**\$26.86**

**\$7,512,539**

**PROJECTED TOTAL REVENUE – BASE CASE**

# Proposed Capital Structure

Item 3.



## BOLDER ONE, LLC

First Location Operating Company

- Investors own 100% - pro rata ownership
- Bolder Management controls Bolder One, LLC as the Manager
- Bolder One, LLC owns all real estate and physical assets of first location operating company



## BOLDER MANAGEMENT, LLC

Management / Control Entity

- **Investors in Bolder One, LLC will receive 20% of Bolder Management, LLC pro rata based on Bolder One membership interests**
- Bolder Management, LLC is the Manager for Bolder One, LLC
- Bolder Management, LLC owns all intellectual property of Bolder and future expansion into additional locations

# Annual Waterfall Distribution Structure

### 8% Annual Preferred Return

100% to Investors of Bolder One, LLC

*Accrues year over year if unpaid*

*Level 1 Waterfall is eliminated after capital contribution is returned + all accrued preferred payments*

### Next 7%

(based on Capital Contribution)  
Up to 15% of Capital Contribution  
(less Current Year Preferred Return)

70% to Investors of Bolder One, LLC      30% to Bolder Mgmt, LLC

- *Subject to available distributable income*
- *First 15% when level 1 waterfall is removed*

*Level 2 Waterfall is eliminated after 2x capital contribution is returned + 20% IRR has been achieved*

### Remaining Annual Free Cash Flow above 15%

50% to Investors of Bolder One, LLC

50% to Bolder Mgmt, LLC

*\* Subject to available distributable income*

*See Bolder One, LLC Operating Agreement Section 5.2 for full details about the Waterfall Distribution*

## Bolder One, LLC - Annual Distribution Example - \$1,000,000 investment

Assumes a hypothetical \$1.6mm available distributable income from operations

### \$198,038 Annual Distribution

\$80,000

8% Annual Preferred Return

\$53,200

\$49,000 from Bolder One, LLC  
\$4,200 from Bolder Management, LLC

\$64,838

\$54,032 from Bolder One, LLC  
\$10,806 from Bolder Management, LLC



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Marty Wieder, Director of Economic Development  
**TITLE:** Approve Epic Central as a TIF Project  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**  
Approve Epic Central as a TIF Project

**FINANCIAL CONSIDERATION:**  
None



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Lee Harriss, Special District Administrator  
**TITLE:** TIF 1 Taxable Value Update  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

TIF 1 Taxable Value Update

**FINANCIAL CONSIDERATION:**

None

**CITY OF GRAND PRAIRIE**  
**TIF 1 Annual Report FY 2019-2020**  
as of September 30, 2020

CH. 311.016 Tax Code requires this report to be submitted on or before the 150th day following the end of the fiscal year of the municipality to the CEO of each taxing unit that levies property taxes on real property located in a TIF zone. A copy must also be sent to the Comptroller.

**1. Amount and Source of Revenue in the TIF fund(s)**

<u>Source of Funds</u>	<u>TIF 1</u>
Dallas County	676,051
Dallas County Hospital District	751,732
Dallas County Community College District	461,126
Grand Prairie Independent School District	6,543,295
Cedar Hill Independent School District	
City of Grand Prairie	2,808,140
Tarrant County	2
Certificate of Obligation Proceeds	
Interest Earnings	
TIF FUND TOTALS	11,240,346

**2. Expenditures: Purpose and Amount**

<u>Payment to/for</u>	<u>TIF 1</u>
Grand Prairie ISD/Educational Facilities	3,177,215
Cedar Hill ISD/Educational Facilities	
Transfer to TF1D Debt Service	1,857,225
Wildlife Reimb-Flood Control Engineering	2,627,031
Transfer to STRT-Stadium Drive (9081)	886,000
Transfer to STRM/Stadium Drive (4015)	169,000
Transfer to WTER/Stadium Drive (5005)	100,000
Cost of Issuance	
TIF FUND TOTALS	8,816,471

**3. Fund Balances (1-2)**

	<u>TIF 1</u>
September 30, 2019 Balance	10,863,042
Net Increase (Decrease)	2,423,875
T I F Fund Totals	13,286,917

**4. Outstanding Bonded Indebtedness: Amounts of Principal & Interest Due**

	<u>TIF 1</u>
Tax and Tax Increment GO's Ref Series 2016	1,086,750
Tax Notes 2019 ***	7,124,171
Tax and Tax Increment CO's Series 2001*	3,114,574
Total	11,325,494

\*These bonds are secured by a pledge of TIF 1 revenues; payments are actually made by the Theatre.

\*\*\* A \$2,500 initial pledge of TIF funds only, with remainder to be paid from a combination of TIF and other sources

**CITY OF GRAND PRAIRIE**  
**TIF Annual Report FY 2019-2020**  
as of September 30, 2020

**5. Tax Increment Base and Current Captured Appraised Value Retained.**

<u>Base Value</u>	<u>Value as of 1/1/2019</u>	<u>Current Captured Appraised Value</u>	
\$360,277,937	\$779,404,565	\$419,126,628 <sup>1</sup>	1 = City of Grand Prairie
\$52,837,159	\$424,751,532	\$371,914,373 <sup>2</sup>	2 = Dallas County
\$52,840,119	\$424,715,532	\$371,875,413 <sup>3</sup>	3 = Dallas Co. Comm. College
\$52,837,159	\$424,751,532	\$371,914,373 <sup>4</sup>	4 = Dallas Co. Hospital
\$53,008,593	\$425,082,703	\$372,074,110 <sup>5</sup>	5 = Grand Prairie ISD
\$2,349,255	\$2,350,753	\$1,498 <sup>7</sup>	7 = Tarrant Co.



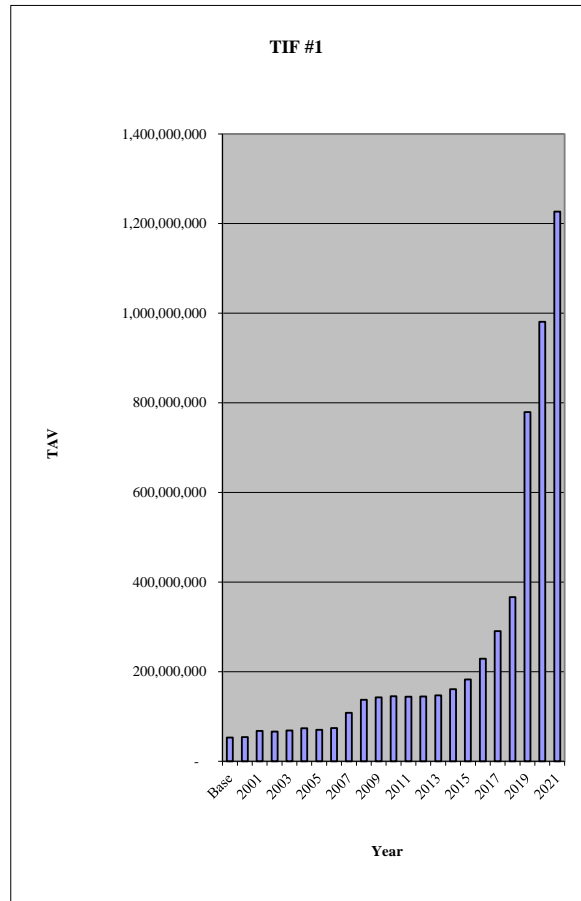
**TIF Contributions and Rebates**  
**As of 5/31/2021**

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>
<b>Contributions:</b>												
City of Grand Prairie	8,103	103,135	87,802	106,761	97,639	117,334	143,206	372,899	566,735	603,864	619,398	613,946
Grand Prairie Independent School District	19,211	256,334	220,604	276,638	253,210	306,905	348,127	980,829	1,489,205	1,590,020	1,630,619	1,617,010
Arlington Independent School District												
Cedar Hill Independent School District												
Dallas County		11,909	9,761	12,791	11,117	12,021	19,342	48,867	77,255	81,604	89,465	86,855
Tarrant County												
Dallas Hospital District			24,759	30,240	27,315	33,365	40,748	106,253	161,287	185,272	188,040	186,346
Tarrant Hospital District <sup>(a)</sup>												
Dallas Community College District	562	9,176	7,858	12,420	11,580	14,340	17,374	44,893	75,766	85,659	91,909	91,511
Tarrant College District												
<b>TOTAL</b>	<b>27,875</b>	<b>380,554</b>	<b>350,784</b>	<b>438,850</b>	<b>400,861</b>	<b>483,965</b>	<b>568,797</b>	<b>1,553,741</b>	<b>2,370,248</b>	<b>2,546,419</b>	<b>2,619,431</b>	<b>2,595,668</b>
<b>Rebates:</b>												
GPISD Rebate	6,602	94,046	80,937	107,580	100,590	122,710	122,666	392,165	595,428	635,737	791,777	785,169
AISD Rebate												
CHISD Rebate												
<b>TOTAL</b>	<b>6,602</b>	<b>94,046</b>	<b>80,937</b>	<b>107,580</b>	<b>100,590</b>	<b>122,710</b>	<b>122,666</b>	<b>392,165</b>	<b>595,428</b>	<b>635,737</b>	<b>791,777</b>	<b>785,169</b>

**TIF Contributions and Rebates**  
**As of 5/31/2021**

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>Total - TIF 1</u>
	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF1</u>	<u>TIF 1</u>
<b>Contributions:</b>										
City of Grand Prairie	615,646	634,295	724,414	871,035	1,181,554	1,593,300	2,101,173	2,808,140	4,159,990	18,130,369
Grand Prairie Independent School District	1,621,645	1,671,154	1,907,522	2,292,984	3,107,065	4,189,392	5,532,005	6,543,295		35,853,774
Arlington Independent School District										-
Cedar Hill Independent School District										-
Dallas County	88,212	88,754	106,144	124,657	320,196	426,731	570,713	676,051		2,862,445
Tarrant County								2	-	2
Dallas Hospital District	186,895	196,181	232,095	279,141	369,788	498,835	658,805	751,732		4,157,097
Tarrant Hospital District <sup>(a)</sup>										-
Dallas Community College District	109,925	118,339	135,173	161,067	217,117	292,639	389,840	461,126		2,348,274
Tarrant College District										-
<b>TOTAL</b>	<b>2,622,323</b>	<b>2,708,723</b>	<b>3,105,347</b>	<b>3,728,884</b>	<b>5,195,720</b>	<b>7,000,897</b>	<b>9,252,536</b>	<b>11,240,346</b>	<b>4,159,990</b>	<b>63,351,960</b>
<b>Rebates:</b>										
GPISD Rebate	787,419	811,459	926,232	1,113,400	1,508,692	2,034,235	2,686,165	3,177,215		16,880,224
AISD Rebate										-
CHISD Rebate										-
<b>TOTAL</b>	<b>787,419</b>	<b>811,459</b>	<b>926,232</b>	<b>1,113,400</b>	<b>1,508,692</b>	<b>2,034,235</b>	<b>2,686,165</b>	<b>3,177,215</b>	<b>-</b>	<b>16,880,224</b>

### History of TIF Taxable Values As of January 1, 2021 (5/28/21, Preliminary)



**TIF Revenue Forecasts  
for Fiscal 2021/22  
as of 5/28/21 (Preliminary)**

<u>TIF #1</u>	<u>Tax Rate</u>	<u>Participation Percentage</u>	<u>Effective Contribution Rate</u>	<u>TAV</u>	<u>Expected Revenue</u>	<u>School Percentage</u>	<u>School Rebate Amount</u>	<u>Expected Net Revenue after Rebate</u>
City of Grand Prairie	0.669998	100%	0.669998	866,500,061	5,805,533			5,805,533
Dallas County	0.2431	75%	0.182325	-	-			-
Parkland Hospital	0.2695	75%	0.202125	-	-			-
DCCD	0.124	100%	0.124000	-	-			-
TC	0.234	50%	0.117000	1,498	2			2
GPISD*	1.7586	100%	1.758600	-	-	40%	-	-
					<u>5,805,535</u>		<u>-</u>	<u>5,805,535</u>

**TIF Public Improvements Plan as Amended 2/18/19**  
**TIF 1**  
**IH 30 (Entertainment District)**

Key #	Project Type	Code	Work Order #	DESCRIPTION	Original													Revised	Project Total	STATUS June 12, 2019
					17-Aug-99 <sup>(1)</sup>	31-Aug-99 <sup>(1)</sup>	15-Aug-00 <sup>(1)</sup>	27-Feb-02 <sup>(2)</sup>	5-Nov-02 <sup>(1)</sup>	19-Aug-03	31-Mar-04	2-Feb-05	24-Jan-08	7-May-08	1-Oct-08	16-Jun-10	20-Jun-12			
<b>Complete</b>																				
4	Street Improvements		5067	Gifford Road Expansion (West of MacArthur to Bagdad)	-							750,000	195,000				945,000	Design contract awarded at 1/4/05 CC meeting. Project complete.		
	Street Improvements		2110	Levy Road/Lone Star Park Trail	-				1,000,000	400,000							1,394,362	Project complete.		
13	Street Improvements		5035/8121	Westbound IH-30 Frontage Road (Off-Ramp to Belt Line)	-							100,775				(5,638)	229,075	Design contract approved 11/16/04-complete		
4	Street Improvements	C-2	FY 04	Eastbound IH-30 Frontage (NW 7th - Belt Line)	11,010,000		(5,750,000)					(5,046,000)					384,100	Federal & Dallas County funded-complete		
8	Street Improvements	A-1	other	East/West Frontage Road on IH-30 (east of MacArthur)	7,600,000						(2,492,000)		(4,939,816)				168,184	Eastbound section completed in 2003. Project complete.		
3	Street Improvements	A-2	5070, 4090	Grand Lakes Business Park Infrastructure	-						5,592,000						5,592,000	Developer agreement awarded in 2004. Complete		
	Street Improvements		5038	Hunter Ferrell-Belt Line to Story/MacArthur East/West	-							2,958,000	354,820		880,000		4,192,820	Project complete.		
5	Street Improvements	E-1	8121	Frontage Road (Bagdad to MacArthur)	8,350,000				(1,000,000)			(7,224,200)	118,700				244,500	Federal & Dallas County funded. Project complete.		
15	Street Improvements	B-1	complete	Texas Showplace (NextStage, Nokia, Verizon) (B-1)	6,150,000		11,750,000										17,900,000	Project complete.		
11	Water Line Improvements	A-3	????	Trunk Water Main Extension (A-3)	350,000												350,000	Completed in 2000.		
9	Street Improvements	A-4	5068	MacArthur Boulevard Widening/Bridge	7,000,000							(5,000,000)					2,000,000	Federal & Dallas County funded. Project complete.		
	Water/Wastewater Improve.		5092	Wildlife 24" Water Line										819,963			819,963	Project complete.		
	Water/Wastewater Improve.		other	Belt Line & Wildlife Parkway 21" Wastewater Line										400,000			400,000	Project complete.		
	Water/Wastewater Improve.		other	Egyptian Way to Hardrock 24" Water Line										957,000			957,000	Project complete.		
7	Water/Wastewater Improve.		other	Grand Lakes Business Park Infrastructure (Crow Holdings)									1,400,000				1,400,000	Project complete.		
10	Street Improvements	D-1	other	Palace Connection (to IH-30 off ramp) (D-1)	750,000												2,067,000	Project complete.		
12	Street Improvements	C-1	other	Westbound IH-30 Frontage (Belt Line - NW 7th) (C-1)	12,000,000		(6,000,000)						(5,400,000)				2,842,000	Project complete.		
	Water Line Improvements		12N,5038, 7137	Hunter Ferrell E. of Belt Line 12" Water Line									1,000,000		(669,850)		330,150	Complete		
<b>Under Construction</b>																				
6	Generic Infrastructure	G	n/a	GPISD Educational Facilities	17,000,000	3,000,000											20,000,000			
7	Generic Infrastructure	B-2	other	Hotel/Resort/Retail Center (B-2)	10,000,000							22,111,425	(28,191,704)	(2,176,963)	(1,203,400)	669,850	5,638	1,214,846		
	Generic Infrastructure		other	Wildlife Reclamation/Wildlife Parkway									39,896,000				39,896,000	In progress.		
2	Street Improvements	C-3	other	Commercial Collector Road (Belt Line to NW 7th) (C-3)	1,400,000					(400,000)		(750,000)					250,000	*Will be done		
<b>Not Required</b>																				
3	Street Improvements	A-2	other	Commercial Collector Road (South of IH-30)	3,100,000						(3,100,000)						-			
13	Street Improvements	D-2	other	North Westbound IH-30 Off-Ramp to Belt Line	7,900,000							(7,900,000)					-	Federal & Dallas County funded		
1	Reclamation Improvement	F-1	other	Belt Line Corridor Reclamation Improvements (F-1)	5,000,000			(500,000)					(4,500,000)				-			
14	Street Improvements	B-3	other	Wildlife Parkway Improvements (B-3)	1,500,000								(1,500,000)				-			
	Street Improvements		other	Pollock Infrastructure*	-			500,000					(500,000)				-	Developer Contract - Pollock		
<b>Future Projects*</b>																				
	Water/Wastewater Improve.			Water Facilities and Improvements													42,996,335	42,996,335		
	Water/Wastewater Improve.			Sanitary Sewer Facilities and Improvements													42,996,335	42,996,335		
	Drainage Improvements			Storm Water Facilities and Improvements													42,996,335	42,996,335		
	Street Improvements			Transit/Parking Improvements													21,498,167	21,498,167		
	Street Improvements			Street and Intersection Improvements													42,996,335	42,996,335		
				-Stadium Drive														1,980,000		
	Park/Recreation Facilities			Open Space, Park and Recreation Facilities and Improvements													28,664,223	28,664,223		
				-Hotel Conference Center														7,000,000		
				-Hotel Conference Center Tax Note														2,500		
	Other			Economic Development Grants													57,328,446	57,328,446		
				-Restaurant and Retail Development														4,550,000		
	Administrative Costs			Administrative Costs													7,166,056	7,166,056		
<b>TOTAL</b>					<u>99,110,000</u>	<u>3,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>286,642,232</u>	<u>388,752,232</u>	<u>13,532,500</u>	

\*Boundary expanded 10/16/18.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 06/11/2021  
**REQUESTER:** Lee Harriss  
**PRESENTER:** Jorja Clemson, Chair for TIF 1  
**TITLE:** Next Meeting Date  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**  
Next Meeting Date

**FINANCIAL CONSIDERATION:**  
None