

**Tax Increment Reinvestment Zone Number Thirteen,
City of Fort Worth, Texas
(Woodhaven TIF)**

Project Plan and Financing Plan

Prepared for

The City of Fort Worth

September 30, 2015

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I. TAX INCREMENT FINANCING OVERVIEW

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Tax increment financing (“TIF”) is a tool Texas local governments use to finance public improvements within a defined area. These improvements are intended to promote development or redevelopment in the defined area and surrounding areas. The primary statute governing tax increment financing is codified in Chapter 311 of the Texas Tax Code (the “Tax Code”). Chapter 311 is often referred to as the Tax Increment Financing Act and it allows municipalities to create “reinvestment zones” within which various public improvements can be undertaken.

A municipality makes an area eligible for tax increment financing by designating a reinvestment zone. Essentially, for the City to initiate the designation of an area as a reinvestment zone, the area must 1) substantially arrest or impair the sound growth of the municipality creating the zone, retard the provision of housing accommodations, or constitute an economic or social liability and be a menace to the public health, safety, morals, or welfare in its present condition; or 2) be predominately open and, because of obsolete platting, deterioration of structure or site improvements, or other factors, substantially impair or arrest the sound growth of the municipality; or 3) be in a federally assisted new community located in the municipality or adjacent to such property.

At the time an area is designated a reinvestment zone for tax increment financing, the existing total appraised value of real property in the zone is identified and designated as the “base value.” All taxing units that levy taxes in the zone during the life of the TIF will continue to receive the tax revenues derived from the “base value.”

As new development is added to the tax rolls within the TIF area, total assessed valuations rise. This rise in new value is measured annually and is called the “captured appraised value”. The taxes that are collected by the participating taxing jurisdictions on the incremental increase between the original “base value” and the current year’s “captured appraised value” is the “tax increment”. Each taxing unit choosing to participate in the TIF will agree to deposit a portion or all of the taxes generated from the “tax increment” into a TIF fund administered by a TIF Board that is appointed by the local taxing units.

The TIF Board uses the tax increment to make public improvements in the area to attract private development that would not otherwise occur or that may not occur until at a much later date. Additionally, the TIF Board may enter into development agreements to participate in new development or redevelopment.

The TIF District ends on the earlier of 1) the termination date contained in the ordinance establishing the zone or 2) the date on which all project cost have been paid in full. Any revenues remaining in the TIF fund after the dissolution of the TIF are returned pro rata to each participating taxing unit.

II. THE PROJECT PLAN

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In 2005, the City of Fort Worth selected Gideon Toal to prepare a neighborhood redevelopment plan to undergo a comprehensive study, analysis and action plan of the Woodhaven area in east Fort Worth. Almost twenty years of escalating crime and stagnant property values, along with increasing poverty levels were part of the impetus to initiate policy, planning and redevelopments efforts for this area. In general, the TIF Plans contemplate that prospective developers of properties within the TIF may fund portions of public infrastructure associated with development opportunities by utilizing financial support from the TIF Board through development agreements that provide for reimbursement of eligible expenses for these developments. It is also anticipated that the TIF Board may undertake certain public improvement projects once sufficient tax increment is available in an effort to further enhance the area, thereby making it more attractive to new development and redevelopment.

The Woodhaven TIF represents an important opportunity to support viable economic redevelopment in east Fort Worth. Much of the area encompassed by the TIF has been in a general state of economic decline with very little new private investment taking place in the past twenty years. In order to support new and denser development in the future, some of the basic infrastructure in the area must be upgraded because much of the existing streets, water, sewer, and drainage systems were constructed several decades ago.

A. DESCRIPTION OF THE ZONE

The Woodhaven TIF is located in east Fort Worth and encompasses approximately 1,100 acres of property that is bounded by Willow Ridge Road on the westernmost boundary, Interstate Highway 30 on the southernmost boundary, Interstate Highway Loop 820 on the easternmost boundary, and roughly follows the Trinity River at its northernmost boundary. This area includes intersections such as Woodhaven Blvd. and Boca Raton, and Bridge Street and Boca Raton as they intersect Loop 820.

A map of the boundary and the legal description of the Woodhaven TIF are contained on the following pages as well as maps of the current zoning and property values.

i. MAP OF THE BOUNDARY

ii. LEGAL DESCRIPTION OF THE TIF

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Political Subdivision Description of TIF 13 (Woodhaven)

A tract of land out of the, the W. J. Baker Survey, Abstract Number 101, the J. Brockman Survey, Abstract Number 102, the N. Burton Survey, Abstract Number 244, the J. H. Connor Survey, Abstract Number 285, the P. E. Coleman Survey, Abstract Number 372, the D. M. Helms Survey, Abstract Number 812, E. Jones Survey, Abstract Number 841, the H. P. Largent Survey, Abstract Number 960, the William Mann Survey, Abstract Number 995, the George Main Survey, Abstract Number 1097, the J. F. Reeding Survey, Abstract Number 1302, the W. R. Reeder Survey, Abstract Number 1303, the R. Robinson Survey, Abstract Number 1315, the W. W. Ray Survey, Abstract Number 1353, the E. G. B. Williams Survey, Abstract Number 1669, the W. Trimble Survey, Abstract Number 1521, and the R. Taylor Survey, Abstract Number 1561;

BEGINNING at the intersection of the west line of said Jones Survey with the north right-of-way of Interstate Highway 30;

THENCE with said west line, North, to and along the west line of said Brockman Survey, some 3430 feet, to the centerline of Old Randol Mill Road;

THENCE with said centerline, South 84 degrees 30 minutes East, some 450 feet to its intersection with the west line of that certain tract of land described by deed recorded in Volume 9236, Page 157, Deed Records, Tarrant County, Texas;

THENCE with said line, North, some 260 feet to its northwest corner:

THENCE with the north line of said tract, South 86 degrees 30 minutes East, some 560 feet, to the southeast corner of that certain tract of land described by deed recorded in Volume 12871, Page 510, Deed Records, Tarrant County, Texas;

THENCE with the east line of said tract, North, some 410 feet, to the south bank of the West Fork of the Trinity River;

THENCE with said south bank, Northeasterly some 2280 feet, to the northwest corner of that certain tract of land described by deed recorded in Volume 8938, Page 466, Deed Records, Tarrant County, Texas;

THENCE with the north line of said tract, North 72 degrees 30 minutes East, some 560 feet, to the west line of said Reeding Survey;

THENCE with said line, South, some 200 feet to its intersection with the northwesterly line of that certain tract of land, known as Tract 2L out of said Reeding Survey, described by deed recorded in Volume 16775, Page 133, Deed Records, Tarrant County, Texas;

THENCE with said line and the northeasterly line of said tract, Northeasterly, and Southeasterly, some 740 feet, to the north corner of Lot 1B, Block 100, Riverbend Estates;

THENCE with the west and south lines of said Lot, some 470 feet, to said northeasterly line of said Tract 2L;

THENCE with said line, Southeasterly, some 940 feet, to the south right-of-way of Forest River Drive;

THENCE with said right-of-way, North 55 degrees 30 minutes East, some 610 feet, to its intersection with the west line of Lot 5, Block 1, Riverchase Addition;

THENCE with said line, Southeasterly, some 490 feet, to the northwest corner of Block 25 of Woodhaven Country Club Estates;

THENCE with the west line of said Block, Southerly, some 1280 feet, to the northwest corner of Lot 1UR Woodhaven Golf Villas;

THENCE with the west line of said Woodhaven Golf Villas, Southerly and Easterly, some 300 feet, to the west right-of-way of Putter Drive;

THENCE with said right-of-way, South, some 40 feet, to the most east northeast corner of Lot 1S;

THENCE with the west line of said Woodhaven Golf Villas, Southerly and Easterly, some 590 feet, to the southwesterly right-of-way of Putter Drive;

THENCE with said right-of-way, South 20 degrees East, some 10 feet, to the most north corner of Lot 1N;

THENCE with the west, south and east lines of said Woodhaven Golf Villas, Southerly Easterly and Northerly, some 860 feet, to the south right-of-way of Oakmont Lane;

THENCE with said right-of-way, South 79 degrees East, some 70 feet, and South 88 degrees 30 minutes East, some 110 feet, to the most northwest corner of Block 20 of Woodhaven Country Club Estates;

THENCE with the west line of said Block, Southerly, to and along the north, west and south lines of Block 1, of Havenwood Golf Villas, and to and along the east line of said Block 20, some 2200 feet, to the southwest right-of-way of Oakmont Lane;

THENCE with said right-of-way, South 30 degrees East, some 50 feet, **and** South 21 degrees 30 minutes East, some 90 feet, and South 13 degrees East, some 30 feet, to the most northeast corner of Block 9, Woodhaven Country Club Estates;

THENCE with the most north, west and north line of said Block, West, Southerly, and West, some 2000 feet, to its intersection with a line 1.0 feet northeasterly of the southwesterly right-of-way of Country Club Lane;

THENCE with said line, Northwesterly, some 900 feet, to its intersection with the north line of Lot 39, Block 6, Woodhaven Country Club Estates;

THENCE to and along a north, a west, and a southwesterly line of said Block, West, South, and Southeasterly, some 500 feet, to its intersection with the southwesterly right-of-way of Country Club Lane;

THENCE with the southwesterly right-of-way of Country Club Lane, South 38 degrees East, some 140 feet, to the northeast corner of Lot 28, of said Block 6;

THENCE with the a north, most west and most south line of said Block, West, Southerly, and East, crossing Doral Drive, and to and along the south line of Block 7, crossing Country Club Lane, and to and along the south and southeast line of Block 8, crossing Oakland Hills Drive, and to and along the southeast and north line of Block 10, some 7400 feet, to its intersection with the northeast right- of-way of Oakmont Lane;

THENCE with said right-of-way, North 15 degrees 30 minutes West, some 100 feet, to the southeast corner of Block 22;

THENCE with the east, north, west line of said Block, North, West, and South, some 5500 feet, to its intersection with the north right-of-way of Oakmont Lane;

THENCE with said right-of-way, North 15 degrees 30 minutes West, some 100 feet, to the south corner of Block 23;

THENCE with the east, and northeast line of said Block, North, and Northwest, some 1100 feet, to its intersection with the east right-of-way of Oakmont Lane;

THENCE with said right-of-way, North 8 degrees West, some 215 feet, to the west corner of that certain tract of land described by deed recorded in Volume 14772, Page 526, Deed Records, Tarrant County, Texas;

THENCE with the south line of said tract, South 73 degrees 30 minutes East, some 80 feet, **and** South 82 degrees East, some 110 feet, and South 1 degrees East, some 100 feet, to its intersection with the south line of Block 1, Riverchase Addition;

THENCE with the southeast line of said Block, North 68 degrees East, some 690 feet, **and** North 32 degrees East, some 550 feet, to its intersection with the south right-of-way of Randol Mill Road;

THENCE with said right-of-way, North 69 degrees 30 minutes East, some 570 feet, to the northwest corner of Block 16;

THENCE with the southwest line of said Block, Southeast, some 2000 feet, to its intersection with the north right-of-way of Cholla Drive;

THENCE with said right-of-way, North 86 degrees East, some 250 feet, to the southeast corner of Lot 45 in Block 16;

THENCE with an east, north, and south line of said Block, North, West, and East, some 2400 feet, to the southeast corner of Lot 30 in Block 16;

Thence with the east line of said Lot, North 3 degrees 30 minutes East, some 120 feet, to its intersection with the south right-of-way of Cholla Drive;

North 84 degrees 30 minutes East, some 20 feet, to the northwest corner of Lot 29 in Block 16;

Thence with the west line of said Lot, South 2 degrees West, some 130 feet, to its southwest corner;

THENCE with a south, west, north, west and south line of said Block, East, South, West, South and East, some 3200 feet, to its intersection with the west right-of-way of High Woods Trail;

THENCE with said right-of-way, South, some 300 feet, to its intersection with the west right-of-way of Boca Raton Boulevard;

THENCE with said right-of-way, West, some 780 feet, to its intersection with the southwest line of Block 29;

THENCE with said line, Southeasterly, some 2300 feet, to the south corner of the right-of-way of High Woods Trail;

THENCE with the southeast line of said right-of-way, to and along southeast line of Block 27, Northeasterly, some 440 feet, to its intersection with the west right-of-way of TXU Electric Delivery Company;

THENCE with said right-of-way, North, some 2380 feet, **and** North 4 degrees 30 minutes West, some 1190 feet, to its intersection with the south line of Block 19;

THENCE with said line, South 87 degrees West, some 340 feet, **and** South 70 degrees West, some 290 feet, to its intersection with the east right-of-way of High Woods Trail;

THENCE with said right-of-way, North, crossing Randol Mill Road, and to and along the east right-of-way of Riverbend Estates Drive, some 1060 feet, to its intersection with the north right-of-way of TXU Electric Delivery Company;

THENCE with said right-of-way, South 88 degrees East, some 790 feet, **and** North 4 degrees 30 minutes West, some 810 feet, to the north line of said Reeding Survey;

THENCE with said line, East, some 205 feet, to its intersection with the east TXU Electric Delivery Company;

THENCE with said right-of-way, North 4 degrees 30 minutes West, some 980 feet, to the north bank of the West Fork of the Trinity River;

THENCE with said north bank, Easterly some 3100 feet, to its intersection with the west right-of-way of Interstate Highway Loop 820 East;

THENCE with said right-of-way, South, some 7000 feet, to its intersection with the north right-of-way of Interstate Highway 30;

THENCE with said right-of-way, West, some 10,400 feet, to the Place of Beginning, and containing some 1120 acres of land, more or less.

Bearing Base and Distances, per City of Fort Worth, Graphic Information System.

This description prepared by Hans Kevin Hansen, Registered Professional Land Surveyor, Number 4786, in September 2007.

“This document was prepared under 22 TAC § 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights or interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

iii. MAP OF EXISTING USES

iv. MAP OF PROPERTY VALUES

III. THE FINANCING PLAN

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A. ECONOMIC FEASIBILITY OF THE ZONE

i. Increased Tax Base

The following economic impact analysis is based on anticipated development plans within the proposed TIF district and the opportunities that exist to capture tax increment due to a significant number of low appraised values in the area.

The success of any TIF Zone is predicated on the increase in value of the appraised real property so that tax increment may be captured. This tax increment can then be used to make infrastructure improvements in an effort to attract new growth and in this particular case, promote redevelopment opportunities. With that in mind, initiating this TIF Zone in 2007 was important since private investment activity was currently evident in the area. Specifically, it was anticipated that some modest commercial development and some additional available parcels that front Interstate Highway 30 and Interstate Highway Loop 820 could serve as catalysts that would both initiate the redevelopment of the area and help ensure the success of the TIF Zone in the early years. Additionally, the former Oak Hollow and Villa del Rio apartments that were purchased by the City of Fort Worth are prime areas within the heart of the neighborhood that have the opportunity to be redeveloped into more attractive properties with the assistance of this TIF through streetscape enhancements and other permissible assistance.

With the designation of the TIF, it is anticipated that the area within and surrounding the TIF will experience certain increases in value as the project improvements are completed. Potential development is expected to include commercial, retail, restaurants, entertainment, and residential uses. These new developments should have a substantial impact on the overall increase in taxable real property within the Zone than typically found in other parts of Fort Worth, because of the extent of blighted properties and depressed existing values in the area. With regard to the revenue projections that have been developed for this plan, a 1.5 percent annual growth rate has been utilized, which is conservative and suggests an even greater opportunity for the success of the TIF Zone.

It is estimated that the area in the Zone will experience development during the 20-year period in which the TIF Zone is in place with the potential for TIF increment to generate approximately \$ 4.4 million.

ii. Increased Retail and Commercial Business

Based on current land uses and potential investment, the TIF will develop with approximately 140 acres of the developable area becoming new or redeveloped retail and commercial business.

iii. Employment Opportunities

In addition to the jobs created during construction of the project improvements, it is expected that the future development of the Zone resulting from the private project improvements will generate a wide variety of additional employment opportunities.

B. PROPOSED PROJECTS AND IMPROVEMENTS

Redevelopment within the Woodhaven TIF will consist of a combination of public improvements and private investment projects over time. These improvements will provide a “foundation for development” to encourage and support the long-term public needs of the neighborhood and to secure mixed-use economic growth opportunities in the Woodhaven area.

i. Initial Improvements

The initial improvements contemplated in the Woodhaven TIF include public infrastructure (e.g. water, sewer, drainage, roads, sidewalks, etc) associated with mixed-use development. In addition, demolition, environmental remediation, and all expenses allowable under the Tax Increment Financing Act are contemplated as needed for areas within the TIF Zone. The improvements undertaken by the TIF will include, but not be limited to the projects listed below:

- Corridor Improvements – Street, traffic, utility, drainage and other public infrastructure projects within the TIF boundaries.
- Public Infrastructure Improvements - Water, sewer, drainage, roads, sidewalks, etc. and demolition costs associated with the following potential projects:
 - Renovation of two old strip centers along Woodhaven and Boca Raton
 - New construction at site of former apartments along Boca Raton and Oakland Hills
- Gateway Enhancements - Street, traffic, utility, drainage and other public infrastructure projects at the gateways of the TIF along Woodhaven Blvd., Randol Mill Road, Boca Raton and Bridge Street.

- Administrative Expenses - The TIF District's board of directors is authorized to expend up to 4% of annual TIF revenues for management and administrative purposes.

ii. Future Improvements

There are no future projects contemplated during the term of the TIF. However, the City Council reserves the right to consider amendments to the project plan if subsequent projects are identified by the TIF Board as appropriate and eligible for tax increment funding.

iii. Economic Development Program Grant Agreements (Chapter 380 Agreements)

The Board is authorized to enter into economic development program grant agreements pursuant to Chapter 380 of the Texas Local Government Code ("Chapter 380 Agreements") for projects located within the boundaries of the TIF as authorized by and in accordance with Section 311.010(h) of the Texas Tax Code, if the Chapter 380 Agreement supports a project that meets one of the following criteria:

- The project will utilize Federal and/or State historic tax credits and the financing of the project is demonstrated to be contingent on the use of those credits; or
- The project is located on a property owned by any of the taxing entities participating in the TIF; or
- The project will provide a minimum of 10 Full Time Equivalent Jobs and \$500,000 minimum private investment, excluding land acquisition cost. Full-time Equivalent Job means a job on the Development Property provided to one or more individuals by a Development Property User for, collectively, at least forty (40) hours per week. For example, in a case where one individual works on the Development Property for 15 hours per week and another individual works on the Development Property for 25 hours per week, those jobs will be counted collectively as one (1) Full-time Equivalent Job.

In order to provide structure for the agreements, and to promote clarity for developers and the TIF Board, the Chapter 380 Agreements within the TIF will follow the City of Fort Worth's Chapter 380 Economic Development Program. This Program requires that all agreements be reviewed and entered into on a case-by-case basis; consist of a binding contract with specific and verifiable employment creation commitments and other commitments that serve a public purpose; and ensure ability to terminate agreement and recapture funds if commitments are not met.

C. TAX INCREMENT REVENUE PROJECTIONS

i. Bonded Indebtedness

No bonded indebtedness is expected to be incurred with respect to any of the project improvements.

ii. Projection of Revenues

This section outlines the estimated Zone tax increment. The Zone tax increment will depend on many factors, including (a) the base value of real property in the Zone subject to property tax; (b) captured appraised value; (c) annual growth of the Zone's taxable real property (which largely depends on private growth within the Zone); (d) participation by tax units; (e) tax rates; (f) collection rates; and (g) the term of the Zone. Each of these factors is discussed in turn.

(a) Appraised Taxable Value for 2007 (the Base Value). Table 1 sets forth the total appraised taxable value of property in the Zone as of the base year (\$182 million)

(b) Taxable Value. Table 1 sets forth the estimated total appraised taxable value of property in the Zone over the life of the TIF (estimated to be approximately \$223 million in year 2027).

(c) Expected Annual Growth of the Zone's Taxable Real Property. The estimated taxable value of the Zone for each year of its existence and the estimated tax increment to be generated annually in total and from each taxing entity are outlined on Table 1.

(d) Participation by Tax Units.. Participating entities have designated contributing percentages of the tax increment generated within the TIF District as follows: City 100%, Tarrant Regional Water District 100% , Tarrant County 80%, Tarrant County Hospital District 80%, and Tarrant County College District 50%.

(e) Projected Tax Rates. Property tax rates are assumed to remain constant.

(f) Projected Collection Rates. The Plan assumes a one hundred percent (100%) collection rate by all entities at their respective level of participation.

(g) Term of the Zone. The term of the Zone will be 21 years, expiring on December 31, 2028, beginning with that Zone tax increment generated by the 2008 tax appraisal and ending with that Zone tax increment generated by the 2027 tax appraisal.

iii. Estimated Payment of Project Costs

Based on the assumptions and estimates set forth in the information above, it is expected that the Zone tax increment will be sufficient to pay in full all project costs (including interest).

IV. SUMMARY OF PROJECT COSTS AND FINANCING

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A. Anticipated TIF Projects

• Corridor Improvements	\$ 1,500,000
• Public Infrastructure/demolition associated with	
○ Renovation of strip centers along Woodhaven and Boca Raton	\$ 650,000
○ New construction at site of former apartments along Boca Raton and Oakland Hills	\$ 950,000
• Gateway Enhancements	\$ 650,000
• TIF 380 Grant Agreements	\$500,000
• Administrative Expenses	<u>\$155,000</u>
TOTAL PROJECT COSTS	\$ 4,405,000

B. Anticipated TIF Revenues

• City of Fort Worth	\$ 2,944,000
• Tarrant County	\$ 650,000
• Tarrant County Hospital District	\$ 534,000
• Tarrant County College District	\$ 218,000
• Tarrant Regional Water District	<u>\$ 59,000</u>
TOTAL REVENUE	\$ 4,405,000

Note: The amounts outlined above are strictly estimates and do not serve as caps on any specific area. Eligible project costs not outlined above may be funded on a specific project as approved by the TIF Board

Project costs assume interest associated with reimbursement for public improvements.

V. TABLES

TABLE #1 Tax Increment Reinvestment Zone Number 13 (WoodhavenTIF) Projected Revenues

Fiscal Year	Projected →																						end date 12/31/28; last collection is for Tax Year 2027
	BASE: taxable value as of 1/1/2007																						
	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028		
	Base	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20		
Tax Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
TAXABLE VALUE																							
City of Fort Worth	181,859,151	193,087,192	185,109,204	165,228,642	163,736,516	174,167,819	178,990,194	186,137,077	188,929,133	191,763,070	194,639,516	197,559,109	200,522,496	203,530,333	206,583,288	209,682,037	212,827,268	216,019,677	219,259,972	222,548,872	225,887,105		
Tarrant County Hospital District	189,460,520	201,534,533	193,219,038	172,879,383	171,444,176	178,874,653	183,493,594	190,627,988	193,487,408	196,389,719	199,335,565	202,325,598	205,360,482	208,440,889	211,567,503	214,741,015	217,962,131	221,231,562	224,550,036	227,918,286	231,337,061		
Tarrant County College District	189,544,520	201,639,533	193,317,038	172,970,383	171,521,176	178,951,653	183,567,094	190,627,988	193,487,408	196,389,719	199,335,565	202,325,598	205,360,482	208,440,889	211,567,503	214,741,015	217,962,131	221,231,562	224,550,036	227,918,286	231,337,061		
Tarrant Regional Water District	189,460,520	201,534,533	193,219,038	172,879,383	171,444,176	178,874,653	183,493,594	190,627,988	193,487,408	196,389,719	199,335,565	202,325,598	205,360,482	208,440,889	211,567,503	214,741,015	217,962,131	221,231,562	224,550,036	227,918,286	231,337,061		
Tarrant County	189,460,520	201,534,533	193,219,038	172,879,383	171,444,176	178,874,653	183,493,594	190,627,988	193,487,408	196,389,719	199,335,565	202,325,598	205,360,482	208,440,889	211,567,503	214,741,015	217,962,131	221,231,562	224,550,036	227,918,286	231,337,061		
City Percent Change from Prior Year	0.00%	6.17%	-4.13%	-10.74%	-0.90%	6.37%	2.77%	3.99%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%		
TAX INCREMENT VALUE INCLUDING ESTIMATED ADDED VALUES																							
City of Fort Worth	-	11,228,041	3,250,053	(16,630,509)	(18,122,635)	(7,691,332)	(2,868,957)	4,277,926	7,069,982	9,903,919	12,780,365	15,699,958	18,663,345	21,671,182	24,724,137	27,822,886	30,968,117	34,160,526	37,400,821	40,689,721	44,027,954		
Tarrant County Hospital District	-	12,074,013	3,758,518	(16,581,137)	(18,016,344)	(10,585,867)	(5,966,926)	1,167,468	4,026,888	6,929,199	9,875,045	12,865,078	15,899,962	18,980,369	22,106,983	25,280,495	28,501,611	31,771,042	35,089,516	38,457,766	41,876,541		
Tarrant County College District	-	12,095,013	3,772,518	(16,574,137)	(18,023,344)	(10,592,867)	(5,977,426)	1,083,468	3,942,888	6,845,199	9,791,045	12,781,078	15,815,962	18,896,369	22,022,983	25,196,495	28,417,611	31,687,042	35,005,516	38,373,766	41,792,541		
Tarrant Regional Water District	-	12,074,013	3,758,518	(16,581,137)	(18,016,344)	(10,585,867)	(5,966,926)	1,167,468	4,026,888	6,929,199	9,875,045	12,865,078	15,899,962	18,980,369	22,106,983	25,280,495	28,501,611	31,771,042	35,089,516	38,457,766	41,876,541		
Tarrant County	-	12,074,013	3,758,518	(16,581,137)	(18,016,344)	(10,585,867)	(5,966,926)	1,167,468	4,026,888	6,929,199	9,875,045	12,865,078	15,899,962	18,980,369	22,106,983	25,280,495	28,501,611	31,771,042	35,089,516	38,457,766	41,876,541		
PARTICIPATION RATES																							
City of Fort Worth		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Tarrant County Hospital District		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%		
Tarrant County College District		50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
Tarrant Regional Water District		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
Tarrant County		80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%	80%		
revenues are entered in the fiscal year received																							
REVENUES																							
City		96,106	27,894	-	-	-	-	36,576	60,448	84,679	109,272	134,235	159,572	185,289	211,391	237,886	264,777	292,072	319,777	347,897	376,439		
Hospital								2,128	7,342	12,633	18,004	23,455	28,988	34,605	40,305	46,091	51,963	57,924	63,974	70,115	76,348		
College								810	2,947	5,117	7,319	9,554	11,822	14,125	16,462	18,834	21,242	23,686	26,167	28,684	31,240		
Water			752	-	-	-	-	233	805	1,386	1,975	2,573	3,180	3,796	4,421	5,056	5,700	6,354	7,018	7,692	8,375		
County		2,415	29,075	-	-	-	-	2,466	8,505	14,634	20,856	27,171	33,581	40,087	46,690	53,392	60,195	67,100	74,109	81,223	88,443		
REVENUES FROM PARTICIPATING ENTITIES		98,521	57,721	-	-	-	-	42,214	80,048	118,449	157,426	196,988	237,143	277,901	319,270	361,259	403,879	447,137	491,045	535,611	580,846		
CUMULATIVE REVENUES		98,521	156,241	156,241	156,241	156,241	156,241	198,455	278,503	396,952	554,377	751,365	988,509	1,266,409	1,585,679	1,946,939	2,350,817	2,797,955	3,289,000	3,824,611	4,405,457		

Note: These projections are estimates based on the information known to date, and are subject to change at any time. The City of Fort Worth shall assume no liability for errors, omissions, or inaccuracies in the information provided regardless of how caused; or any decision made or action taken or not taken by any person relying on any information or data furnished within.

TAX RATES	Base 2007	2013 and after
City	0.855	0.855
Hospital	0.227897	0.227897
College	0.14897	0.1495
Water	0.02	0.02
County	0.264	0.264