

A Financing Plan and Project Plan
for the
Tax Increment Reinvestment Zone Number Six,
City of Fort Worth, Texas
(The Riverfront TIF)

Prepared for

The City of Fort Worth
Tarrant County
Tarrant County College
Fort Worth ISD
Tarrant Regional Water District

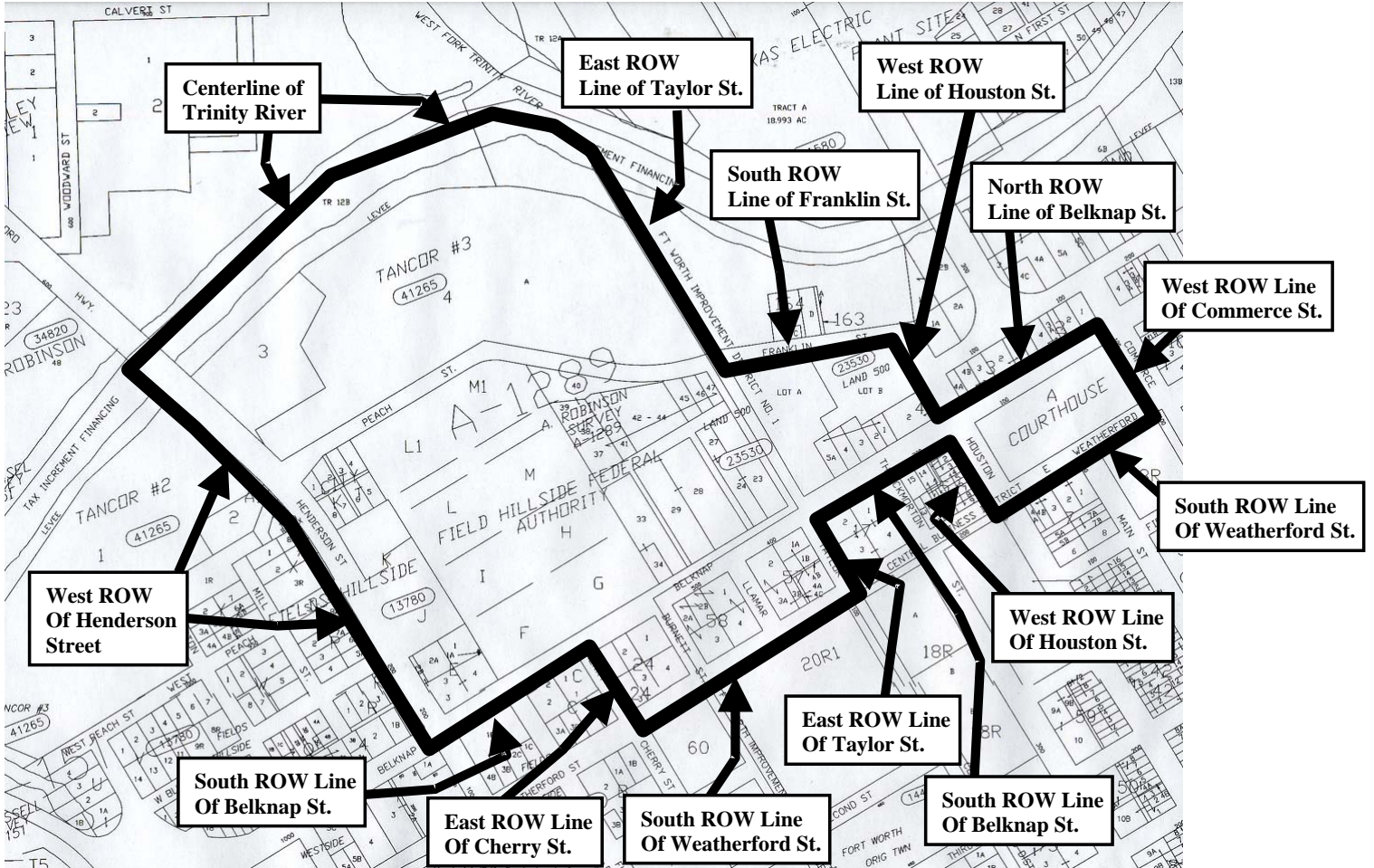
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I. Description of the Proposed Zone

A. TIF Map



B. Legal Description of the TIF District

Beginning at a point which is the intersection of the south ROW line of Belknap Street and the West ROW line of Henderson Street in Downtown Fort Worth, Tarrant County Texas, thence

North and northwesterly along the west ROW line of Henderson Street to a point where said line intersects the current centerline of the Clear Fork of the Trinity River, thence

Easterly along said centerline of the Clear Fork to a point where said centerline intersects a projection of the east ROW line of Taylor Street, thence

South along the east ROW line of Taylor Street to a point where said line intersects with the south ROW line of Franklin Street, thence

East along the south ROW line of Franklin Street to a point where said line intersects the west ROW line of Houston Street, thence

South along the west ROW line of Houston Street to a point where said line intersects the north ROW line of Belknap Street, thence

East along the north ROW line of Belknap Street to a point where said line intersects the west ROW line of a Commerce Street to a point where said line intersects the south line of Weatherford St., thence

West along the south ROW line of Weatherford St. to a point where said line intersects the west ROW line of Houston St., thence

North along the west ROW line of Houston St. to a point where said line intersects the south ROW line of Belknap St., thence

West along the south ROW line of Belknap St. to a point where said line intersects the east ROW line of Taylor Street, thence

South along the east ROW line of Taylor Street to point where said line intersects the south ROW line of Weatherford St., thence

West along the south ROW line of Weatherford St. to a point where said line intersects the east ROW line of Cherry St., thence

North along the east ROW line of Cherry St. to point where said line intersects the south ROW line of Belknap St., thence

West along the south ROW of Belknap St. to a point where said line intersects the west ROW line of Henderson St., which is the point of beginning, said area containing approximately 2,770,332 square feet, or 63.6 acres.

Map and Boundary Description prepared by Gideon Toal, Inc.

II. Economic Impact

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RadioShack Will Build a Major Urban Campus

RadioShack plans to spend over \$200,000,000 on land and corporate campus construction in the subject TIF Zone area over the next three years. This urban corporate campus will have over 900,000 SF of buildings and over 2,400 cars parked in structured parking lots. Other improvements will include a major public plaza located in the southeast portion of the property, a “signature RadioShack Store” located at the intersection of Taylor Street and Belknap Street, and major landscaping on the Trinity River frontage.



A. Direct Increased Tax Base

The development will result in an increased tax base within the TIF zone estimated to be at least \$154,000,000 beginning in 2006, the first full taxable year after construction. Assuming historical rates of appreciation, the increase in tax base would be approximately \$263,000,000 after thirty years. All of this value will add to the tax rolls because the developable portions of property (above the flood plain) have been tax-exempt properties for over 50 years.

Tax Base Increase Based on \$154,000,000 Initial Appraised Value

Note: The term of the TIF is proposed to be 34 years to begin in 2002, but the first 4 years will generate little or no increment, because the RadioShack Campus will be under construction. Year 1 in the tables corresponds to 2006, which is the first year of expected large tax increment.

Increments Directly Added to New Corporate Campus TIF

Assumptions:

Taxable Appraised Value =	\$ 154,000,000
Annual Appreciation in Property Value; First 3 Years =	0%
Annual Appreciation in Property Value; Each Year Thereafter =	2%

	Tax Rate	Year 1	Year 10	Year 20	Year 30	Total
Taxable Appraised Value		\$ 154,000,000	\$ 176,897,593	\$ 215,637,179	\$ 262,860,517	
FWISD	0.016400	\$ 2,525,600	\$ 2,901,121	\$ 3,536,450	\$ 4,310,912	\$ 98,627,737
City	0.008650	\$ 1,332,100	\$ 1,530,164	\$ 1,865,262	\$ 2,273,743	\$ 52,020,117
County / JPS	0.005080	\$ 782,320	\$ 898,640	\$ 1,095,437	\$ 1,335,331	\$ 30,550,543
TCC / TRWD	0.001264	\$ 194,656	\$ 223,599	\$ 272,565	\$ 332,256	\$ 7,601,552
Annual Totals:		\$ 4,834,676	\$ 5,553,523	\$ 6,769,714	\$ 8,252,243	\$ 188,799,949
Cumulative Totals:		\$ 4,834,676	\$ 51,165,226	\$ 113,190,945	\$ 188,799,949	

- a. RadioShack Corporate Headquarters \$205,000,000 capital investment
Assume TAD appraisal at 75% of hard cost = \$154,000,000

B. Employment, Visitors, and Hotel Occupancy, Productivity, and Impact on Surrounding Area

Employment, Visitors, and Hotel Occupancy

With an initial employment of approximately 2,400 jobs, the urban campus is expected to have growth potential to accommodate over 4,000 jobs. RadioShack is the largest single corporate user of hotel space in the Downtown Area. RadioShack attracts hundreds of business associates and vendors every week. It is not uncommon for RadioShack to have as many as 400 to 500 business associates and family in during a 3 to 5 day training and briefing period.

Productivity and Company Growth

This move to a RadioShack corporate campus from its current 30+ year old Tandy Center will accommodate growth and enable RadioShack to continue to be a “Technology Leader” in the 21st Century. Development of this 48-acre urban campus gives RadioShack the land requirements to attain these growth and productivity goals, while remaining in Downtown.

Impact on Surrounding Area and Kick-off of the Trinity River Vision

Development of this major campus will have a major impact on improving development and absorption of surrounding lands. The map on the following page indicates the immediate impact areas that will see major developments over the next 30 years in great part because of the RadioShack urban campus. The RadioShack campus will anchor this new wave of reinvestment centered on the Trinity Waterfront and north downtown.

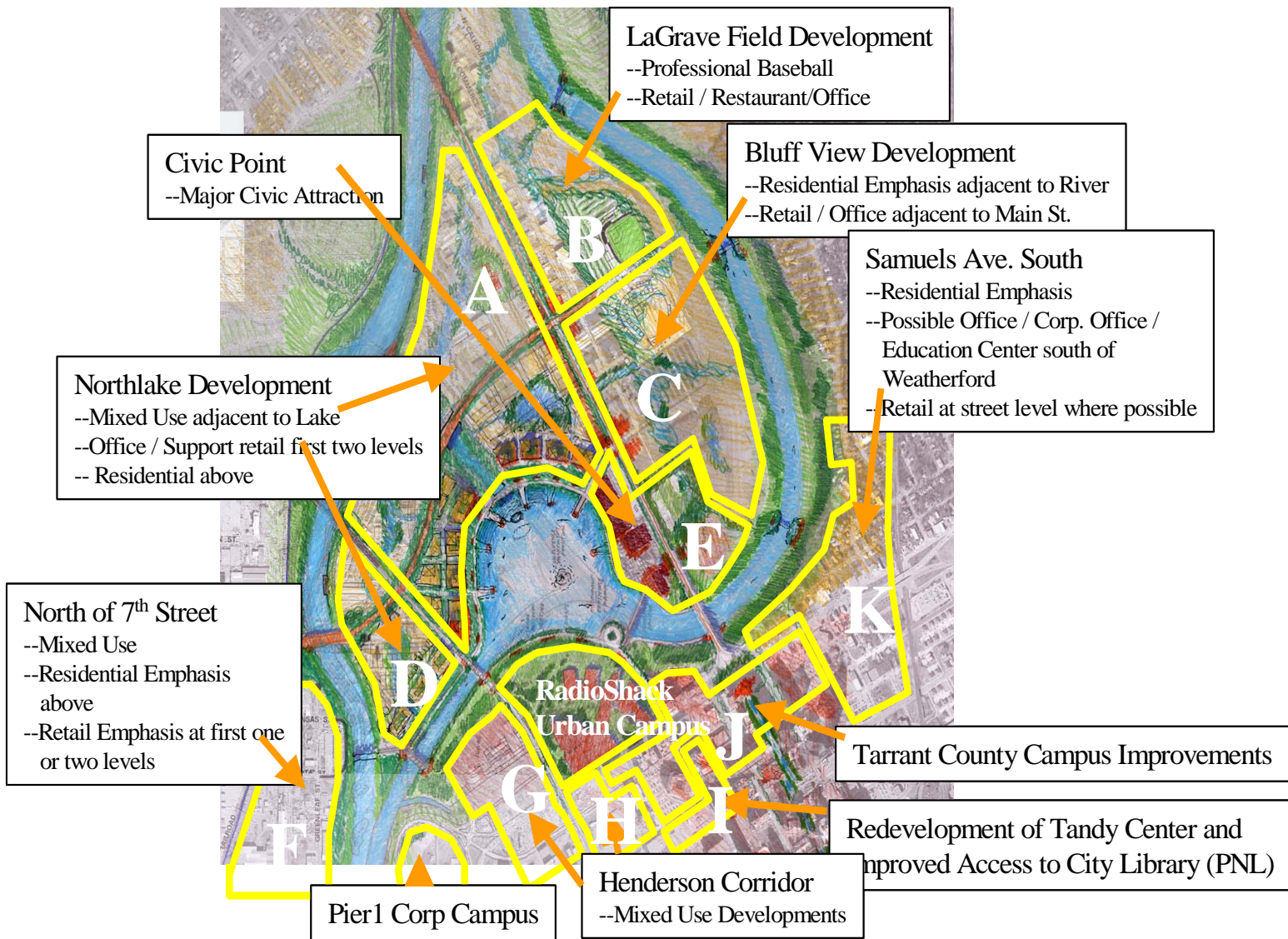
The eight development areas depicted on page 11 have a development potential of \$800,000,000 to \$1,200,000,000 over the next 40 years. Of these amounts, 85 to 90% will be private investments. The source of this economic development information is the Trinity River Vision Study – Central City Section, now being prepared by Gideon Toal, Inc. and CDM Engineers for the Tarrant Regional Water District and the Fort Worth Streams and Valleys Committee.

Estimated Build Out in the Direct Impact Area of the RadioShack Campus

		Estimated:	9,600,000 SF Total New Build Out	
%Built	Year	SF	Value/SF	Total Value
10%	5	960,000	\$120.00	\$115,200,000
15%	10	1,440,000	\$120.00	\$172,800,000
40%	15	3,840,000	\$120.00	\$460,800,000
50%	20	4,800,000	\$120.00	\$576,000,000
60%	25	5,760,000	\$120.00	\$691,200,000
75%	30	7,200,000	\$120.00	\$864,000,000
85%	35	8,160,000	\$120.00	\$979,200,000
100%	40	9,600,000	\$120.00	\$1,152,000,000

Direct Impact Area around the proposed RadioShack Campus and Riverfront TIF (See map below). Source: The Trinity River Vision Report prepared for the Tarrant Regional Water District by Gideon Toal, Inc. and CDM Engineers.

C. Impact on Surrounding Properties Including Kick-Off for the Trinity Vision



RadioShack Direct Impact Areas

III. Tax Increment Projections

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The tables below indicate that a 34 year TIF could generate an increment of approximately \$38,000,000. This assumes participation from Tarrant County, the Tarrant County Hospital District, Tarrant Regional Water District, and Tarrant County College. With participation from Tarrant County and the Tarrant County Hospital District the increment would be approximately \$31,000,000.

**Table III a – Potential TIF Revenue Projections – Based on \$154,000,000 Year One Value
Assumes Participation by Tarrant County, Tarrant County Hospital District, Tarrant
Regional Water District, and the Tarrant County College District**

Taxable Appraised Value =	\$ 154,000,000
Annual Appreciation in Property Value; First 3 Years =	0%
Annual Appreciation in Property Value; Each Year Thereafter =	2%

	Tax Rate	Year 1 (2006)	Year 10	Year 20	Year 30	Total
Taxable Appraised Value		\$ 154,000,000	\$ 176,897,593	\$ 215,637,179	\$ 262,860,517	
	0.000000	\$ -	\$ -	\$ -	\$ -	\$ -
TRWD	0.000200	\$ 30,800	\$ 35,380	\$ 43,127	\$ 52,572	\$ 1,202,777
County	0.005080	\$ 782,320	\$ 898,640	\$ 1,095,437	\$ 1,335,331	\$ 30,550,543
TCC	0.001064	\$ 163,871	\$ 188,237	\$ 229,460	\$ 279,710	\$ 6,399,377
Annual Totals:		\$ 976,991	\$ 1,122,256	\$ 1,368,024	\$ 1,667,613	\$ 38,152,697
Cumulative Totals:		\$ 976,991	\$ 10,339,470	\$ 22,873,628	\$ 38,152,697	

Note: The term of the TIF is proposed to be 34 years to begin in 2002, but the first 4 years will generate little or no increment, because the RadioShack Campus will be under construction. Year 1 in the tables corresponds to 2006, which is the first year of expected large tax increment.

IV. Public Infrastructure Costs and Financing

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The areas within the proposed TIF and the adjoining public corridors have been analyzed for how they can contribute to the overall quality of environment for the north Downtown area. The summary below outlines a list of projects and budgets that are needed to carry out the project plan.

It is anticipated that development agreements between the TIF 6 Board of Directors and RadioShack will be initiated for certain utility and roadway projects that commence before sufficient TIF increment is available, in order to insure that RadioShack will be reimbursed for expenses related to the projects at the time that increment is available.

Government bond financing is not anticipated in the first five years of the 30-year TIF. The County Commissioners Court may determine to finance certain future improvements using some form of County bond financing.

Current assessed value of the proposed TIF zone is \$28, 609,856 for taxable properties.

Estimated Public Infrastructure and Costs

Description of anticipated Improvements	Years 2002 to 2005	Years 2006 to 2032	Totals:
Tarrant County Acquisition of Tandy Technology Center	\$8,400,000		\$8,400,000
Utility Relocations and Upgrades: Water, Sanitary Sewer, Gas, Electric, Telecommunications Lines	\$5,100,000	\$3,000,000	\$8,100,000
Pedestrian and Street Landscape Improvements: Taylor Street between Weatherford and the Trinity River, Henderson Street between Weatherford St. and the Trinity River, Belknap St between Calhoun Street and Henderson Street, Weatherford St between Henderson and Calhoun Street	\$750,000	\$950,000	\$1,700,000
Roadway and Storm Drain Improvements: Taylor Street between Belknap and the Trinity River, Belknap Street between Houston Street and west of Henderson Street, Henderson Street between the Trinity River Bridge and Weatherford Street, Access Road from Henderson to Public Parking area on Trinity River (east of Henderson), Signal light upgrades on Belknap, Weatherford, and Henderson	\$2,400,000	\$800,000	\$3,200,000
Public Plaza at Taylor Street and Belknap Street - Amenities to be added for general public, such as seating, landscaping, public art and water display	\$1,300,000		\$1,300,000
Trinity Waterfront Development: Between Henderson Street and Main Street	\$500,000	\$1,100,000	\$1,600,000
Historic Courthouse Block - Demolition of the inappropriate appendage to the Historic Tarrant County Courthouse, restoration and beautification of the surrounding site and infrastructure.	\$3,000,000	\$3,000,000	\$6,000,000
	\$21,450,000	\$8,850,000	\$30,300,000

Note: Above numbers include provision for administration and design