







East Gateway Tax Increment Reinvestment Zone Final Project and Financing Plan Amarillo, Texas

December 2020

Overview of the TIRZ and Project Objectives

The Interstate 40/Loop 335 intersection will one day represent a major gateway into the City of Amarillo. The area is currently blessed with major attractions and economic generators including the world-famous Big Texan Steakhouse and several truck service facilities. The area also however, is the site of numerous vacant tracts of land, closed businesses, blighted conditions, poor drainage, and undersized infrastructure. With the assistance of strategic public investments the area is poised for substantial private investment and economic growth. Opportunities include the relocation and expansion of the Big Texan Steakhouse, development of several limited service hotels, development of a full-service hotel and related recreation facilities, redevelopment of a recreation vehicle park and introduction of a public or private competitive indoor athletic facility.

The East Gateway TIRZ as envisioned celebrates Amarillo's heritage as a place where travelers are introduced to the hospitality and opportunities of the Panhandle, where they are able to restfrom their journey, enjoy a meal unlike any they have ever experienced and participate in unique recreation and entertainment opportunities. Through these activities and the economic growth associated with them, area residents will realize increased tax revenues, an attractive eastern gateway into Potter County and the City of Amarillo and new economic, recreation, and entertainment opportunities.

The objectives of the East Gateway TIRZ include:

Redevelopment of key economic generators -

Introduction of new economic opportunities –

Opportunities exist within the TIRZ to redevelop; the Big Texan Steakhouse, underperforming fueling stations into contemporary auto and truck service facilities, and an underperforming RV park into a modern high-quality RV park.

Opportunities exist within the TIRZ to introduce new residential, retail outlets, hotels, restaurants, and commercial/industrial businesses where currently either vacant land or underperforming or closed businesses exist.

Introduction of new entertainment and recreation opportunities –

Opportunities exist within the TIRZ to introduce new public or private athletic facilities (indoor and outdoor) to accommodate competitive tournament play, new aquatic facilities, and new facilities geared toward family entertainment.

Address Infrastructure challenges -

Opportunities exist with the TIRZ to address several long-standing infrastructure challenges including reconstruction of the I40/Loop 335 intersection to enhance capacity, drainage of and through the area, wastewater collection capacity, increased water service, and completion of a collector and arterial street network.

Key Performance Measures for the TIRZ include:

Restaurant, Retail and Entertainment

It is projected that within the timeframe of the TIRZ there will be several new hotels, a number of new retail outlets, and new entertainment venues representing a projected \$100 Million in new construction value.

Timing/Phasing:

It is projected development will occur as infrastructure (both public and private) is developed. The first phases of development will likely be those readily served by existing infrastructure or infrastructure that is readily expanded or constructed. These first phases are likely to include the construction of hotels fronting on the I40 access roads, the Big Texan Steakhouse relocation, and the relocation and redevelopment of the existing RV park. This first phase of development is likely to be followed by the construction of additional hotels (including a planned full-service hotel), retail outlets, entertainment venues, auto and truck fueling facilities, etc. This phase of development is dependent upon the completion of extensive public and private infrastructure and the development of a public or private recreation facility.

The public or private recreation facility is anticipated to be constructed between the first phase of development and the second phase as described earlier. A public version of the facility would not be constructed until the cash flow from the tax increment is sufficient to support debt service needed to construct the facility. The facility is critical to the success of the area by both meeting a local demand for additional recreation opportunities but also hosting regional tournaments thereby creating additional demand in the area for lodging, dining, and entertainment.

Implementation

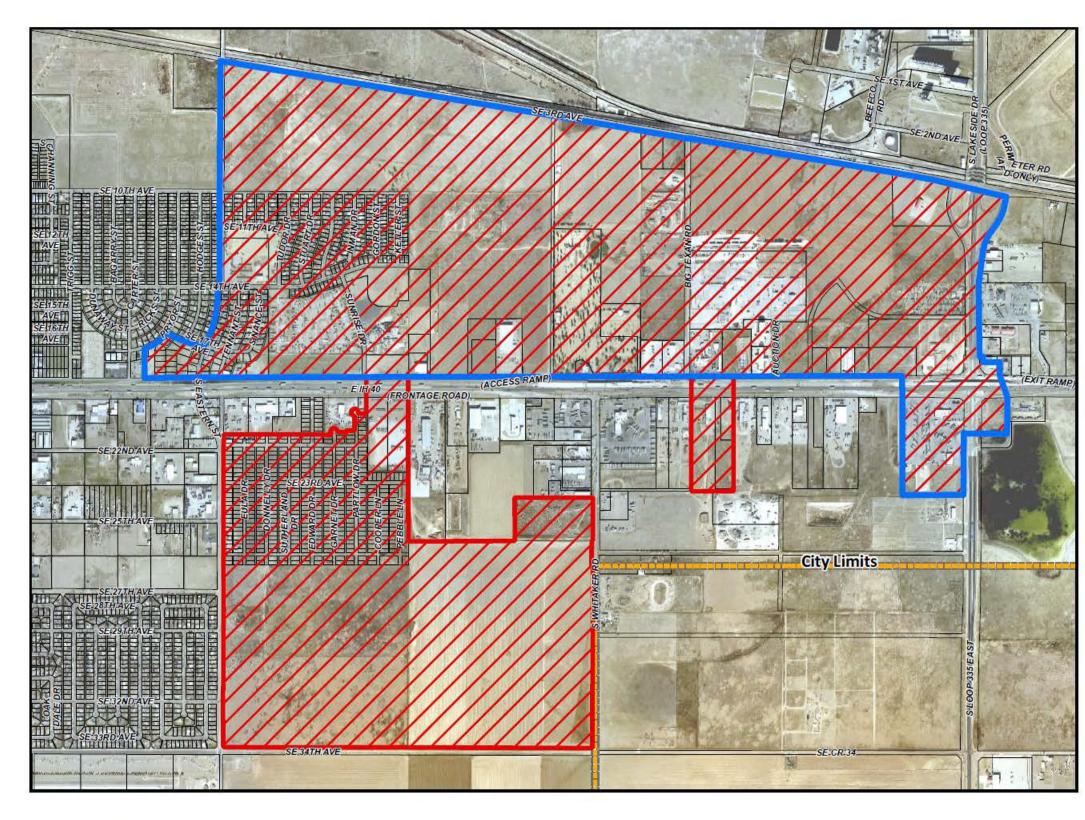
To realize the potential of the TIRZ area implementation of key public improvements are necessary and are noted in the following:

- Participation in 380 economic development agreements
- TxDOT I40/Loop 335 intersection construction
- City lift station and force main replacement and upgrade
- City water main extensions
- City participation in arterial and collector street construction
- City participation in street drainage construction
- Construction of an indoor athletic facility
- Aesthetic enhancements and landscaping of the primary gateway
- TIRZ related project costs per Section 311 of the Texas Tax Code

Total estimated costs of the above public initiatives to be financed by the proposed TIRZ:

- Projected TIRZ Revenue Available for Infrastructure Reimbursement \$10 Million
- Projected TIRZ Revenue Available for Public Athletic Facility Construction Debt Service \$22.4 Million (assumes \$15 Million debt for 20 years at 3% interest rate)
- Projected TIRZ Revenue Available for Aesthetic and Landscaping Improvements \$2.2 Million
- Any TIRZ Revenues generated in excess of that projected would be used to continue to reimburse the City for Infrastructure expenditures

Boundaries



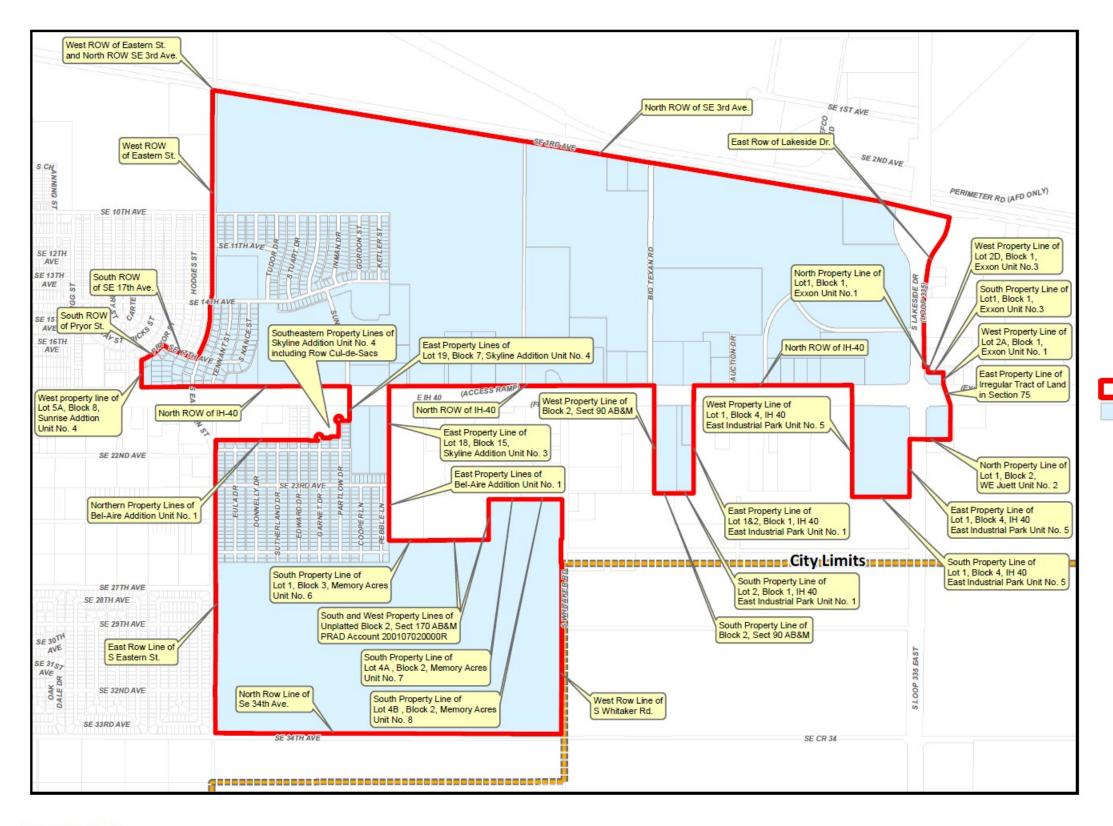


City of Amarillo, TX

Boundary Description

2020 TIRZ Boundary

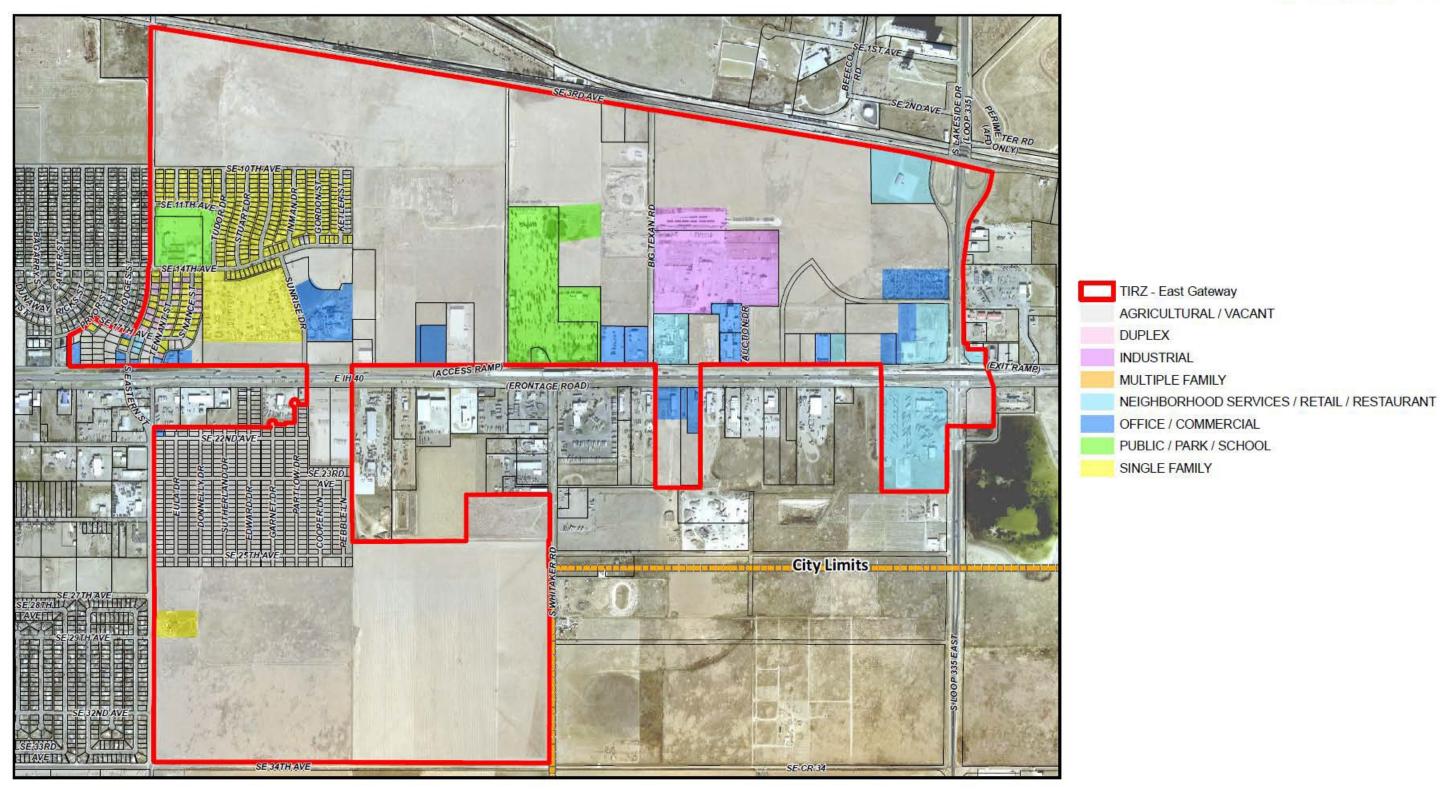
Parcels



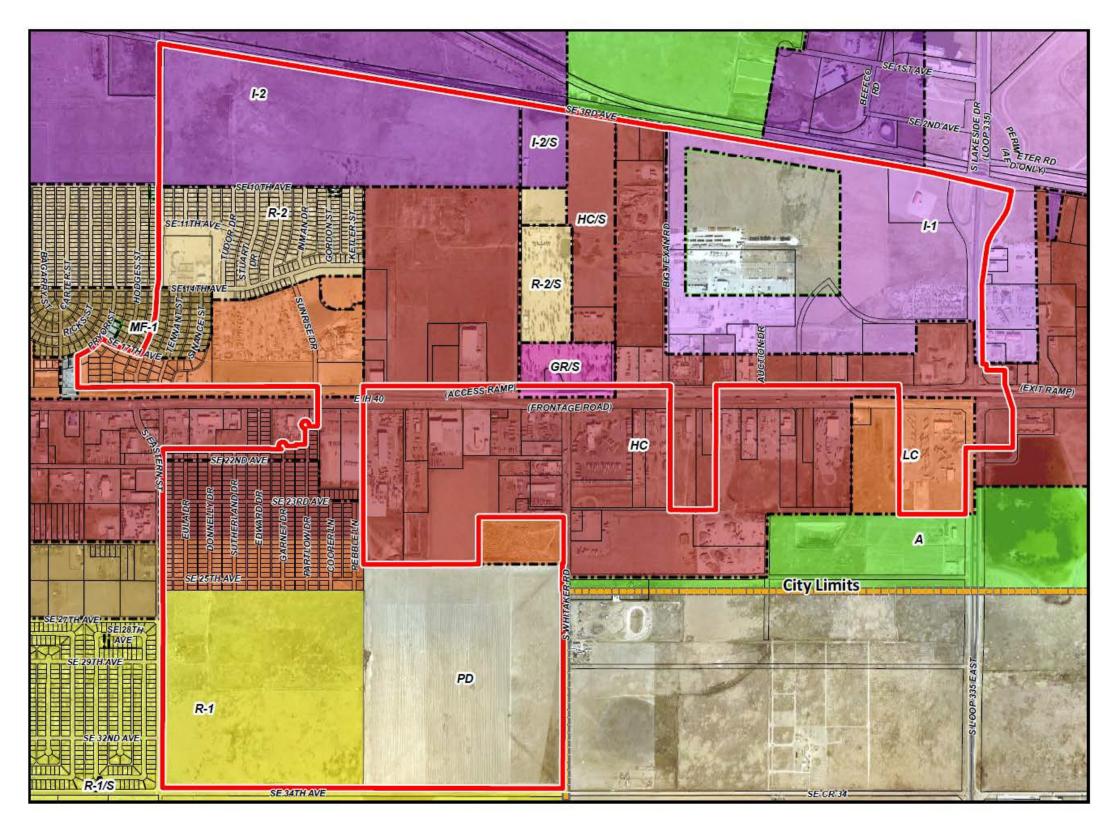
City of Amarillo, TX

Proposed Tax Increment Reinvestment Zone

Existing Land Use

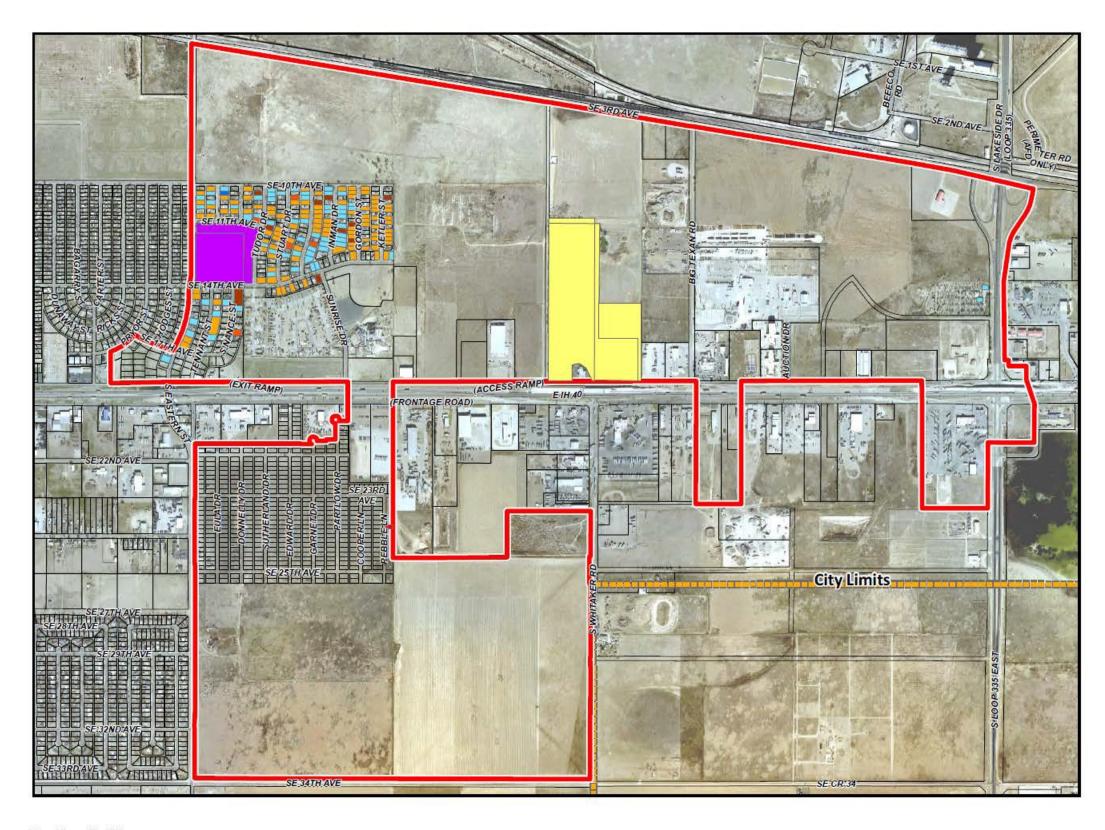


Existing Zoning





Existing Tax Exemptions



Disbility / Veteran Government Homestead Homestead / Age Homestead / Age / Veteran Homestead / Disability

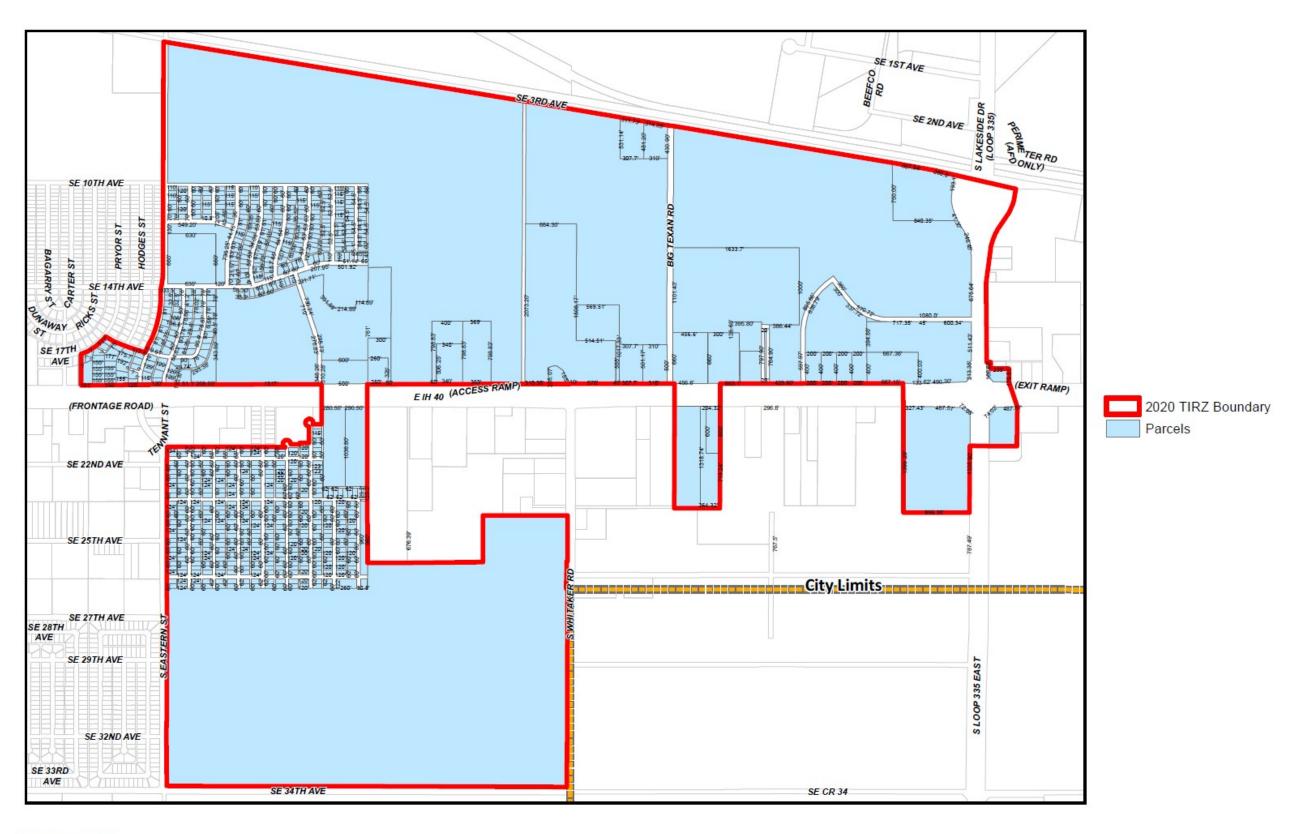
TIRZ - East Gateway

Homestead / Disability / Veteran

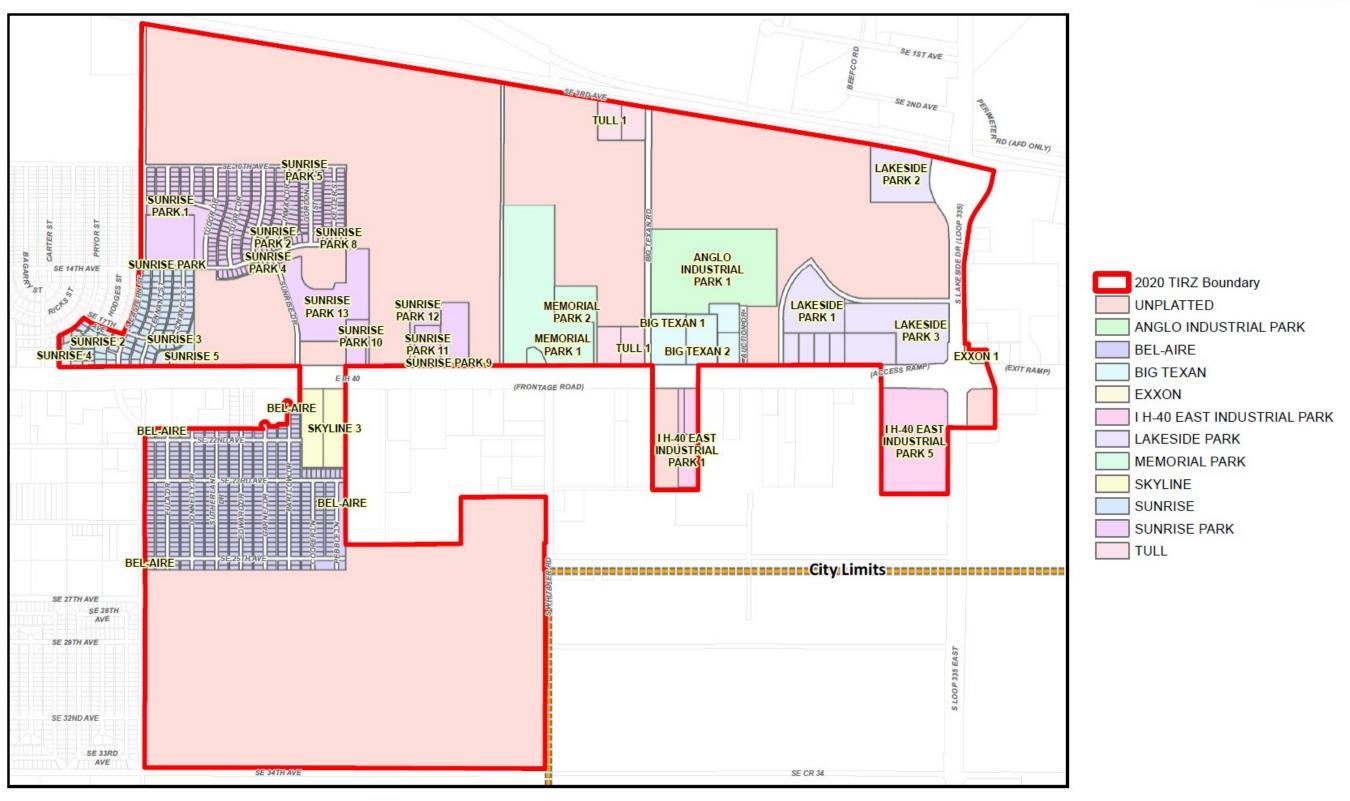
Institute

City of Amarillo, TX
Proposed Tax Increment Reinvestment Zone

Lot Dimensions



Existing Subdivisions



City of Amarillo, TX

Proposed Tax Increment Reinvestment Zone

Current Development Characteristics

The TIRZ area currently is a mix of vacant undeveloped land, retail and restaurant uses and limited residential development. The TIRZ area encompasses approximately 1,389 acres in total and includes approximately 300 single family homes on approximately 52 acres of land, two RV parks, approximately a dozen businesses, a private cemetery, and approximately 1,024 acres of vacant undeveloped land.









Key Objectives and Goals of the East Gateway TIRZ

The objectives of the East Gateway Tax Increment Reinvestment Zone (TIRZ #2) are as follow:

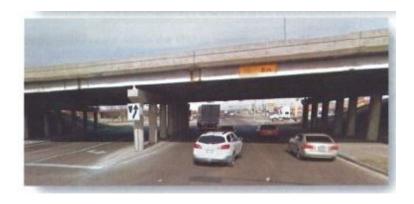
- Establish a dedicated revenue stream used to:
 - o facilitate the development of needed public infrastructure in the area
 - o facilitate the development of needed public or private athletic facilities in the area

All in an effort to:

• stimulate and facilitate new private investment resulting in the redevelopment of an area suffering from underdevelopment and blighted conditions

Key Goals:

- Development of new retail and entertainment venues contributing additional property and sales tax revenue
- Relocation and expansion of the Big Texan Steakhouse resulting in increased customer attraction contributing additional property and sales tax revenue
- Redevelopment of the existing Big Texan Steakhouse resulting in the retention of customers and continuing to contribute property and sales tax revenues
- RV Park contributing additional property and sales tax revenue
- Retail outlets contributing additional property and sales tax revenue
- Entertainment venues contributing additional property and sales tax revenue
- Auto and truck service outlets contributing additional property and sales tax revenue
- Full-service hotel contributing additional property and HOT tax revenue
- Limited-service hotels contributing additional property and HOT tax revenue
- Development of new public or private recreation and athletic facilities
- Development of new residential units to help spur new retail development
- Development of new commercial/industrial businesses in the area





Partnerships and Development Strategies

The eastern portion of the city of Amarillo, in the vicinity of I40 and Loop 335 has significant potential for development and economic growth but for the limitations and constraints associated with public infrastructure an facilities. Proximity to I40 and its tens of thousands of vehicle trips each day, the presence of the Big Texan Steakhouse and the intersection of Amarillo's Loop are all positive attributes. The potential for a large mixed use development area catering to the traveling public and serving as a recreation, entertainment, and hospitality destination is significant if these limitations and constraints can be overcome.

To achieve the success of this area a number of <u>partnerships</u> need to be forged along with a series of strategic actions taken:

- Partnerships between the private property owners/developers/businesses and the City of Amarillo is critical for the success of this area. Partnerships include timely extensions of public infrastructure by the City, land dedications by the property owners for the development of infrastructure and an athletic facility, and significant private development.
- Partnership between the local taxing entities is critical for the success of this area. The willingness of the City of Amarillo, Potter County, Amarillo College and the Panhandle Groundwater District to consent that the incremental increase in property tax revenues be placed within the TIRZ fund and reinvested within the TIRZ in the manner noted in the adopted Project and Financing Plan is critical for the success of this area. Through this mutual investment all taxing entities (including those not directly participating in the TIRZ) will benefit from new growth and development of this area through increased investments, increased property tax revenue, increased sales tax revenue, increased employment, etc.

The strategic actions necessary to realize the objectives of the East Gateway TIRZ are straightforward yet critical.

- Once the TIRZ is established the City will begin to immediately address deficient infrastructure in the area by extending streets and utilities as necessary in coordination with planned private development. Concurrent with these public investments private parties in the area will initiate new development first with the construction and operation of new limited service hotels, the relocation and redevelopment of the existing RV park, and the relocation and development of the Big Texan Steakhouse. As incremental tax revenue is generated it will be used to reimburse the City for the costs associated with the extension of necessary streets and utilities.
- The next strategic actions include the donation of land by private parties to the City to enable the construction of a public athletic facility which will be built and operated by the City and used to meet local recreation demands and host tournaments. In addition to meeting local recreation need this facility is anticipated to generate additional economic opportunities for the properties in close proximity and throughout the area through attracting visitors participating and attending athletic tournaments. The activities in the athletic facility are expected to generate additional retail, restaurant, entertainment, and hotel demand which in turn will generate additional property tax revenue, sales tax revenue, hotel occupancy tax revenue and employment. This action is dependent on there being enough annual incremental tax revenue generated to sustain debt service on any debts issued by the City to finance the construction of the athletic facility. An alternative to the public facility would be identifying and encouraging private sector investment to build and operate the new facility.
- The final strategic actions include continued extension (and reimbursement) of needed streets and infrastructure, private hotel, retail, entertainment, residential, and commercial/industrial development. Specific notable projected private development associated with this action includes a full service hotel, a large truck service facility, and various retail and entertainment outlets closely associated with the relocated Big Texan Steakhouse. Further public improvements that may be undertaken with this action if funds exist may include aesthetic enhancements at the primary entrance to this gateway including landscaping, decorative signage, etc.

It is anticipated that the majority of infrastructure investment and private development will occur within the first ten years of the TIRZ, with the proposed athletic facility occurring within the first five years of the TIRZ and the aesthetic improvements occurring in the latter years of the TIRZ.

Historic Tax Values

City of Amarillo Taxable Value Analysis

Year	2010	2011	2012		2013		2014		2015		2016	
Total	\$ 10,055,707,732	\$ 10,257,946,329	\$ 10,456,402,589	\$ 1	0,760,454,171	\$ 1	1,100,054,718	\$ ^	11,542,059,264	\$ 12,065,465,099		
Increment		\$ 202,238,597	\$ 198,456,260	\$	304,051,582	\$	339,600,547	\$	442,004,546	\$	523,405,835	
% Change		2.01%	1.93%		2.91%		3.16%		3.98%		4.53%	

TIRZ Original Area Taxable Value Analysis

Year	2010	2011	2012	2013	2014	2015	2016
Total	\$ 38,651,958	\$ 39,475,611	\$ 40,525,858	\$ 40,812,525	\$ 41,256,940	\$ 41,441,870	\$ 39,981,487
Increment		\$ 823,653	\$ 1,050,247	\$ 286,667	\$ 444,415	\$ 184,930	\$ (1,460,383)
% Change		2.13%	2.66%	0.71%	1.09%	0.45%	-3.52%

TIRZ New Expanded Area Taxable Value Analysis

Year	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Total	\$1,238,898	\$1,236,829	\$1,318,019	\$1,226,621	\$1,207,262	\$1,204,699	\$1,449,568	\$1,300,389	\$1,303,101	\$1,448,992	\$1,449,568
Increment		\$(2,069)	\$81,190	\$(91,398)	\$(19,359)	\$(2,563)	\$244,869	\$(149,179)	\$2,712	\$145,891	\$576
% Change		-0.17%	6.56%	-6.93%	-1.58%	-0.21%	20.33%	-10.29%	0.21%	11.20%	0.04%

Comparative Taxable Values

	2010-2015 % Growth	2015-2016 % Growth
City of Amarillo	14.78%	4.53%
TIRZ Original Area	7.22%	-3.52
TIRZ New Expanded Area	#DIV/0!	1.03

This information helps illustrate how the TIRZ area taxable value and increases in that value compare to the same for the City of Amarillo as a whole. This information helps yield an understanding in the growth trends for both the City and the TIRZ area and helps to serve as a baseline for future comparisons to determine the effectiveness of the TIRZ and associated public investments.

Tax Increment Projections

The Project and Financing Plan details investments projected to occur over the thirty year term of the TIRZ. These investments and related public improvements would not occur without strategic public/private partnerships facilitated by the TIRZ and the related implementation steps. The TIRZ will be a key part of attracting new restaurants, retail outlets, entertainment venues, hotels, and other uses. These investments result in \$34.6 Million of tax increment financing revenue (\$17.7 Million NPV).

TIRZ Participation

Four taxing entities have agreed to participate in the East Gateway TIRZ contributing 100% of the new incremental ad valorem revenue for the full term of the TIRZ.

- · City of Amarillo
- Potter County
- Amarillo College
- Panhandle Groundwater District

All participating jurisdictions will continue to receive business personal property tax revenues

No sales taxes will be contributed to the TIRZ

No school districts will participate in the TIRZ

For the purposes of preparing a financial model it was assumed that development will occur in phases with revenues increasing year over year. It is anticipated that the majority of development will be complete and fully contributing to the TIRZ revenue by Year 5 when a projected \$100 Million in new construction value is projected to be complete.

A financial model was built with the assumption that 2016 represents the Base Year, the TIRZ remains in effect for 30 years, that all participating entities participate at a level of 100% of the available increment and that \$100 Million of new construction value was added during the TIRZ period – see details regarding the assumption on the next page. Using these assumptions a financial model was built which projects total TIRZ revenue of approximately \$34.6 Million (NPV of \$17.7 Million) with annual revenues ranging from approximately \$8000 in Year 1 to \$1.6 Million by Year 30. It is anticipated the annual revenues will be dedicated to reimburse the City for expenditures on the construction of infrastructure up until the point where the annual cash flow generates revenue sufficient to support annual debt service associated with the costs to construct the public athletic facility (estimated at \$15 Million requiring an annual debt service of approximately \$1 Million). Annual revenues above that necessary to support the annual debt service will be used to continue to reimburse the City for infrastructure expenditures and for aesthetic and landscaping improvements at the primary entrance to the gateway – see details regarding the financial model on the following pages.

- Projected TIRZ Revenue Available for Infrastructure Reimbursement \$10 Million
- Projected TIRZ Revenue Available for Athletic Facility Construction Debt Service \$22.4 Million (assumes \$15 Million debt for 20 years at 3% interest rate)
- Projected TIRZ Revenue Available for Aesthetic and Landscaping Improvements \$2.2 Million
- Any TIRZ Revenues generated in excess of that projected would be used to continue to reimburse the City for Infrastructure expenditures

Assumptions

Revenue A

TIF Created: FY 2016/2017
TIF Expanded: FY 2020/2021
TIF Original Base: 39,981,487
Taxable Base Year: 2016 and 2020
TIF New Base: 41,431,055
Taxing Entities: All Except School
TIF Expiration: 12/31/2046

Real Property Tax (when originally created)		Participation							
City of Amarillo	0.35072	100%	0.35072						
Potter County	0.66402	100%	0.66402						
Panhandle Groundwater District	0.00790	100%	0.00790						
Amarillo College	0.20750	100%	0.20750						
Amarillo ISD	1.18000	0%	0.00000						
	2.41014		1.23014						

Source Name	Description	SF	New Construction Value	New Taxable Value (assumption of 75% of construction values)
TIRZ Area				
Revenue #1	Hotels and RV Park		69,500,000	52,125,000
Revenue #2	Retail		28,500,000	21,375,000
Revenue #3	Restaurants		2,000,000	1,500,000
Revenue #4	Other (i.e. Commercial, Industrial, Residential)		30,000,000	22,500,000
Total			130,000,000	97,500,000
Source Name	Description	SF	Base Taxable Value	

1.5% Base Growth in TIRZ Core Area

16

41,431,055

Development Assumptions and Summary

A financial model was created in order to determine potential revenue streams for purposes of capturing tax increment.

Base value assumptions includes a 2020 taxable value of \$1,431,055.

The 30-year term assumes accruing tax increment through five years from the following:

Real Property Increment (100%) All tax jurisdictions except the school district

New Development- Hotels and RV Park development in the TIRZ

New Investment: \$69.5 million

New Development - Retail

New Investment: \$28.5 million

New Development - Restaurants

New Investment: \$2.0 million

New Development - Other (i.e. Commercial, Industrial, Residential)

New Investment: \$30.0 million

Annual growth on base property values

\$41.4 million

TIRZ Revenue Model																																	
Taxable Base Year growth	4.59/																																
Discount Rate	4.0%																																
Real Property Tax (when originally	created)			Λοο	sumptions																												
City of Amarillo	0.35072	100%	0.35072			FY 2016/2017																											
Potter County	0.66402	100%	0.66402		Original Base:		TIF New Base:	41,431,055																									
Panhandle Groundwater District Amarillo College	0.00790 0.20750	100%	0.00790		xable Base Year:	2016 and 2020 All Except School																											
Amarillo ISD	1.18000	0%	0.20730			12/31/2046																											
	2.41014		1.23014																														
	Base Year					Added additional base and more revenue options	-				10		15	15	14	16	16	17	18	10	21	21	25	20	24	25	26	23	26	30	30		
Fiscal Year Ending September 30th	2016	2017	2018	2019	2020	0 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS	
Base Year City of Amarillo	39.981.487	39 981 487	39.981.487 39	9 981 487	39,981,487	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41,431,055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41.431.055	41,431,055	41.431.055	41.431.055	41.431.055	41.431.055	41,431,055	41,431,055	41 431 055		
Potter County	39,981,487	39,981,487	39,981,487 39	9,981,487	39,981,487	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055	41,431,055		
Panhandle Groundwater District Amarillo College Amarillo ISD	39,981,487 39,981,487 39,981,487	39,981,487	39,981,487 39 39,981,487 39 39,981,487 39	9,981,487	39,981,487 39,981,487 39,981,487	41,431,055		41,431,055 41,431,055 41,431,055	41,431,055	41,431,055 41,431,055 41,431,055		41,431,055 41,431,055 41,431,055	41,431,055 41,431,055 41,431,055	41,431,055 41,431,055 41,431,055		41,431,055 41,431,055 41,431,055	41,431,055 41,431,055 41,431,055	41,431,055 41,431,055 41,431,055															
Taxable Value City of Amarillo	39 981 487	44 754 000	54,560,577 69	0.400.444	89,535,292	440.050.445	117.502.150	400 044 500	126.997.588	400 000 550	130 836 090	132,798,631	404 700 044	136,812,470	138 864 657	140,947,627	143 061 841	145,207,769	147 385 886	149 596 674	151 840 624	154,118,233	156 430 007	158 776 457	161,158,104	163 575 475	166.029.107	168.519.544	171 047 337	173 613 047	176,217,243		
Potter County	39,981,487	41,754,263	54,560,577 69	9,462,111	89,535,292	112,859,415	117,502,150	122,214,526	126,997,588	128,902,552	130,836,090	132,798,631	134,790,611	136,812,470	138,864,657	140,947,627	143,061,841	145,207,769	147,385,886	149,596,674	151,840,624	154,118,233	156,430,007	158,776,457	161,158,104	163,575,475	166,029,107	168,519,544	171,047,337	173,613,047	176,217,243		
Panhandle Groundwater District Amarillo College	39,981,487 39,981,487		3 54,560,577 69 54,560,577 69		89,535,292 89,535,292		117,502,150 117,502,150	122,214,526	126,997,588 126,997,588	128,902,552 128,902,552	130,836,090 130,836,090		134,790,611	136,812,470 136,812,470	138,864,657 138,864,657	140,947,627 140,947,627	143,061,841 143,061,841	145,207,769 145,207,769	147,385,886 147,385,886	149,596,674 149,596,674	151,840,624 151,840,624	154,118,233 154,118,233	156,430,007 156,430,007	158,776,457 158,776,457	161,158,104 161,158,104	163,575,475 163,575,475	166,029,107 166,029,107	168,519,544 168,519,544	171,047,337 171.047,337	173,613,047 173,613,047	176,217,243 176,217,243		
Amarillo College Amarillo ISD	39,981,487		54,560,577 69		89,535,292 89,535,292		117,502,150		126,997,588		130,836,090			136,812,470	138,864,657	140,947,627	143,061,841	145,207,769	147,385,886	149,596,674	151,840,624 151,840,624		156,430,007		161,158,104	163,575,475	166,029,107		171,047,337	173,613,047	176,217,243		
Taxable Value Increment	İ																																
City of Amarillo		1,772,776			49,553,805		77,520,663	82,233,039		88,921,065	90,854,603	92,817,144	94,809,124	96,830,983	98,883,170	100,966,140	103,080,354	105,226,282	107,404,399	109,615,187	111,859,137	114,136,746	116,448,520	118,794,970	121,176,617	123,593,988	126,047,620	128,538,057	131,065,850	133,631,560	136,235,756		
Potter County Panhandle Groundwater District	İ		14,579,090 29 14,579,090 29		49,553,805 49,553,805		77,520,663 77,520,663	82,233,039 82,233,039		88,921,065 88,921,065	90,854,603	92,817,144 92,817,144	94,809,124 94,809,124	96,830,983 96,830,983	98,883,170 98,883,170	100,966,140 100,966,140	103,080,354 103,080,354	105,226,282 105,226,282	107,404,399	109,615,187 109,615,187	111,859,137 111,859,137	114,136,746 114,136,746	116,448,520 116,448,520	118,794,970 118,794,970	121,176,617 121,176,617	123,593,988 123,593,988	126,047,620 126,047,620		131,065,850 131,065,850	133,631,560 133,631,560	136,235,756 136,235,756		
Amarillo College		1,772,776	14,579,090 29	9,480,624	49,553,805	72,877,928	77,520,663	82,233,039	87,016,101	88,921,065	90,854,603	92,817,144	94,809,124	96,830,983	98,883,170	100,966,140	103,080,354	105,226,282	107,404,399	109,615,187	111,859,137	114,136,746	116,448,520	118,794,970	121,176,617	123,593,988	126,047,620	128,538,057	131,065,850	133,631,560	136,235,756		
Amarillo ISD			14,579,090 29		49,553,805	72,877,928	77,520,663	82,233,039		88,921,065	90,854,603	92,817,144	94,809,124	96,830,983	98,883,170	100,966,140	103,080,354	105,226,282	107,404,399	109,615,187	111,859,137	114,136,746	116,448,520	118,794,970	121,176,617	123,593,988	126,047,620	128,538,057	131,065,850	133,631,560	136,235,756		
Revenue A	98.59%	Collection rate										-																			+		
Taxable Value Growth City of Amarillo	0.35072	6 130	8,295	10,494	12,725	9 977	12.276	14,609	16 977	19.380	21,820	24,296	26.809	29.360	31 949	34 577	37 245	39 953	42 701	45 490	48 321	51 195	54 112	57,072	60 077	63 127	66,223	69.365	72,555	75,792	79,078	1 141 070 (City of Amarillo
Potter County	0.66402	11,606		19,868	24,092		23,241	27,658		36,692	41,311	45,999	50,758	55,588	60,490	65,466	70,516	75,642	80,845	45,490 86,127	91,487	96,928	102,450	108,055	113,745	119,519	125,381	131,330	137,368	143,497	149,718		Potter County
Panhandle Groundwater District	0.00790 0.20750	138 3,627		236 6.208	287 7,528		277 7.263	329 8.643		437 11,466	491	547 14,374	604 15,861	661 17,371	720	779 20,457	839 22.036	900 23,638	962 25,263	1,025 26,914	1,088 28,589	1,153 30,289	1,219 32,015	1,286 33,766	1,353 35,544	1,422 37,349	1,492 39,180	1,562 41,039	1,634 42,926	1,707 44,842	1,781 46,786		Panhandle Groundwater District
Amarillo College Subtotal A	0.20750	21,500		36,806	44,631		43,056	51,239		67,975	12,909 76,532	85,217	94,032	102,980	18,903 112,061	121,279	130,636	140,132	149,772	159,555	169,486		189,796	200,180	210,719	221,417	232,276		254,484	265,838	277,363	4,005,457	Amarillo College
Revenue #1			for increment purpose																														
Hotels and RV Park	Used 75% of New	raxable value																															
City of Amarillo Potter County			42,115 79,737	91,443 173,130	132,298 250,480		189,730 359,218	192,576 364,606		198,397 375,626	201,373 381,260	204,394 386,979	207,459 392,784	210,571 398,676	213,730 404,656	216,936 410,726	220,190 416,887	223,493 423,140	226,845 429,487	230,248 435,929	233,702 442,468	237,207 449,105	240,765 455,842	244,377 462,680	248,042 469,620	251,763 476,664	255,539 483,814	259,372 491,071	263,263 498,437	267,212 505,914	271,220 513,503		City of Amarillo Potter County
Panhandle Groundwater District		- :	949	2,060	2,980		4,274	4,338		4,469	4,536	4,604	4,673	4,743	4,814	4,886	4,960	5,034	5,110	5,186	5,264	5,343	5,423	5,505	5,587	5,671	5,756		5,930	6,019	6,109		Panhandle Groundwater District
Amarillo College Subtotal #1			24,917 147,718	54,101 320,734	78,273 464,031		112,252	113,936 675,456		117,380	119,140 706,310	120,927 716,904	122,741 727,658	124,582 738,573	126,451 749,651	128,348 760,896	130,273	132,227 783,894	134,211 795,653	136,224 807,587	138,267 819,701	140,341	142,446 844,477	144,583 857,144	146,752	148,953 883,051	151,187	153,455 909,741	155,757 923,387	158,093 937,238	160,465 951,297	3,642,522 A 21,594,276	Amarillo College
Subtotal #1		•	147,710	320,734	464,031	655,639	665,474	6/3,436	600,000	695,872	706,310	716,904	121,000	130,513	749,651	760,896	772,309	/03,094	795,653	007,007	819,701	831,997	044,477	05/,144	870,001	003,051	896,297	909,741	923,367	937,236	951,297	21,594,276	
Revenue #2	Used 75% of New	Taxable Value	for increment purpose	es																													
City of Amarillo		-	-	-	26,322	48,762	58,377	68,136	78,042	79,213	80,401	81,607	82,831	84,073	85,334	86,614	87,914	89,232	90,571	91,929	93,308	94,708	96,129	97,571	99,034	100,520	102,027	103,558	105,111	106,688	108,288	2,326,301	City of Amarillo
Potter County			-	-	49,836 593		110,525	129,003		149,974	152,223	154,507	156,824	159,177	161,564	163,988	166,447	168,944	171,478	174,051	176,661	179,311	182,001	184,731	187,502	190,314	193,169		199,008	201,993	205,023		Potter County
Panhandle Groundwater District Amarillo College		-	-	-	15,573		1,315 34,538	1,535 40,312		1,784 46,865	1,811 47,568	1,838 48,282	1,866 49,006	1,894 49,741	1,922 50,487	1,951 51,245	1,980 52,013	2,010 52,793	2,040 53,585	2,071 54,389	2,102 55,205	2,133 56,033	2,165 56,874	2,198 57,727	2,231 58,593	2,264 59,471	2,298 60,364	2,333 61,269	2,368 62,188	2,403 63,121	2,439 64,068	1,376,333 A	Panhandle Groundwater District Amarillo College
Subtotal #2			-	-	92,324	171,030	204,755	238,986	273,730	277,836	282,003	286,233	290,527	294,885	299,308	303,798	308,355	312,980	317,675	322,440	327,276	332,186	337,168	342,226	347,359	352,570	357,858	363,226	368,674	374,205	379,818	8,159,431	
Revenue #3	Used 75% of New	Taxable Value	for increment purpose	es																													
Restaurants																																	
City of Amarillo Potter County		- :	-			1,316 2,492	2,652 5,021	4,008 7,588	5,384 10,194	5,465 10,347	5,547 10,502	5,630 10,659	5,714 10,819	5,800 10,981	5,887 11,146	5,975 11,313	6,065 11,483	6,156 11,655	6,248 11,830	6,342 12,008	6,437 12,188	6,534 12,371	6,632 12,556	6,731 12,744	6,832 12,936	6,935 13,130	7,039 13,327	7,144 13,526	7,252 13,729	7,360 13,935	7,471 14,144	154,558 C 292,625 F	City of Amarillo Potter County
Panhandle Groundwater District			-	-		30	60	90	121	123	125	127	129	131	133	135	137	139	141	143	145	147	149	152	154	156	159	161	163	166	168	3,481 F	Panhandle Groundwater District
Amarillo College Subtotal #3			-	-		779 4,616	1,569 9,302	2,371 14,057	3,185 18,884	3,233 19,168	3,282 19,455	3,331 19,747	3,381 20,043	3,432 20,344	3,483 20,649	3,535 20,959	3,588 21,273	3,642 21,592	3,697 21,916	3,752 22,245	3,809 22,579	3,866 22,917	3,924 23,261	3,983 23,610	4,042 23,964	4,103 24,324	4,164 24,688	4,227 25,059	4,290 25,435	4,355 25,816	4,420 26,203	91,443 A	Amarillo College
	11	T				, ,	.,	,	,,	., .,	.,	- '			.,	.,		,	,.		,		.,	, ,	.,		,	.,	.,		.,		
Revenue #4	used 75% of New	axable Value	for increment purpose	ns						-																-							
City of Amarillo			-	-		-	-	52,644		80,952	82,167	83,399	84,650	85,920	87,209	88,517	89,845	91,192	92,560	93,948	95,358	96,788	98,240	99,714	101,209	102,727	104,268	105,832	107,420	109,031	110,667		City of Amarillo
Potter County Panhandle Groundwater District			-	-	-		-	99,672 1,186		153,267 1,823	155,566 1,851	157,900 1,879	160,268 1,907	162,673 1,935	165,113 1,964	167,589 1,994	170,103 2,024	172,655 2,054	175,244 2,085	177,873 2,116	180,541 2,148	183,249 2,180	185,998 2,213	188,788 2,246	191,620 2,280	194,494 2,314	197,412 2,349	200,373	203,378 2,420	206,429 2,456	209,526 2,493		Potter County Panhandle Groundwater District
Amarillo College		-	-	-			-	31,146	47,187	47,895	48,613	49,342	50,082	50,834	51,596	52,370	53,156	53,953	54,762	55,584	56,417	57,264	58,123	58,995	59,879	60,778	61,689	62,615	63,554	64,507	65,475	1,315,815	Amarillo College
Subtotal #4		-	-	-		•	-	184,648	279,742	283,938	288,197	292,520	296,908	301,361	305,882	310,470	315,127	319,854	324,652	329,522	334,464	339,481	344,574	349,742	354,988	360,313	365,718	371,204	376,772	382,423	388,160	7,800,658	
Revenue A, 1, 2, 3, 4		21,500	176,814	357,540	600,986	866,280	922,586	1,164,386	1,317,488	1,344,788	1,372,497	1,400,621	1,429,168	1,458,142	1,487,552	1,517,402	1,547,700	1,578,453	1,609,667	1,641,349	1,673,506	1,706,146	1,739,275	1,772,901	1,807,032	1,841,675	1,876,837	1,912,526	1,948,751	1,985,520	2,022,840	42,101,928	
Total Expenses	-			-		++		-	-	-	-	-	-				-		-					-		-			-	-	-	-	
Net		21,500	176,814	357,540	600,986	866,280	922,586	1,164,386	1,317,488	1,344,788	1,372,497	1,400,621	1,429,168	1,458,142	1,487,552	1,517,402	1,547,700	1,578,453	1,609,667	1,641,349	1,673,506	1,706,146	1,739,275	1,772,901	1,807,032	1,841,675	1,876,837	1,912,526	1,948,751	1,985,520	2,022,840	42,101,928	
Beginning Balance			21,500	198,315	555,854	1,156,840	2,023,120	2,945,706	4,110,092	5,427,581	6,772,369	8,144,865	9,545,487	10,974,655	12,432,797	13,920,349	15,437,751	16,985,451	18,563,904	20,173,570	21,814,919	23,488,425	25,194,571	26,933,846	28,706,747	30,513,779	32,355,454	34,232,291	36,144,817	38,093,569	40,079,088		
Ending Cash Balance		21,500	198,315	555,854	1,156,840	2,023,120	2,945,706	4,110,092	5,427,581	6,772,369	8,144,865	9,545,487	10,974,655	12,432,797	13,920,349	15,437,751	16,985,451	18,563,904	20,173,570	21,814,919	23,488,425	25,194,571	26,933,846	28,706,747	30,513,779	32,355,454	34,232,291	36,144,817	38,093,569	40,079,088	42,101,928		
TIF Year			1 2	3		4 5	•	7		ş	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
NET PRESENT VALUE	21.378.452																																
GROSS	42,101,928											-														-							
DISTRICT BREAKDOWN		2017	7 2018	2019	2020	0 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2040		
City of Amarillo	 	6,130		101,937	171,345	246,981	263,035	279,329		302,454	309,140	315,926	322,814	329,805	336,901	344,103	351,414	358,834	366,365	374,010	381,769	389,644	397,637	405,751	413,986	422,345	430,829	439,440	448,181	457,052	466,057		City of Amarillo
Potter County	ļ į	11,606		192,997	324,408 3.860		498,005 5,925	528,855		572,639 6.813	585,297	598,145	611,185 7,271	624,421 7.429	637,856 7,589	651,493 7,751	665,333 7,916	679,382 8,083	693,641 8,252	708,114 8,425	722,804 8.599	737,715 8,777	752,849 8.957	768,210 9.140	783,802	799,627 9.513	815,690		848,542 10.095	865,339	882,388 10 498		Potter County Panhandle Groundwater District
Panhandle Groundwater District Amarillo College		138 3,627		2,296 60,310	3,860 101,374			6,292 165,262		6,813 178,944	6,963 182,900	7,116 186,915	7,271 190,990	7,429 195,126	7,589 199,324	7,751 203,585	7,916 207,910	8,083 212,300	8,252 216,756	8,425 221,279	8,599 225,870		8,957 235,258		9,325 244,931	9,513 249,876	9,704 254,896		10,095 265,162	10,295 270,410	10,498 275,738		Panhandle Groundwater District Amarillo College
-	TOTALS	21,500		357,540	600,986		922,586	979,738		1,060,850	1,084,300	1,108,101	1,132,260	1,156,781	1,181,670		1,232,573	1,258,599	1,285,015	1,311,827	1,339,042		1,394,702		1,452,044	1,481,361	1,511,119		1,571,980	1,603,097	1,634,680	34,301,270	
NET PRESENT VALUE	21,378,452																																
	,,			of Amarillo		576,803					1,449,826					1,649,549					1,832,391					2,029,363					2,241,558		
				er County nandle Ground	dwater District	1,092,064 12,993					2,744,963 32,657					3,123,100 37,156					3,469,275 41,275					3,842,203 45,712					4,243,954 50,491		
				rillo College	100101	341,260					857,775					975,939					1,084,116					1,200,652					1,326,196		
						2,023,120					5,085,221					5,785,744					6,427,056					7,117,930					7,862,198		

Project Plan and Estimated Costs

To attract the projects and investments outlined in the previous section of this Plan it will be necessary to carry out the following public improvements and initiatives:

- Participation in 380 economic development agreements
- TxDOT I40/Loop 335 intersection construction
- City lift station and force main replacement and upgrade
- City water main extensions
- City participation in arterial and collector street construction
- City participation in street drainage construction
- Construction of an indoor athletic facility
- Aesthetic Enhancements and Landscaping of the primary gateway
- TIRZ related project costs per Section 311 of the Texas Tax Code (see below)

Total estimated costs of the above public initiatives to be financed by the proposed TIRZ:

- Projected TIRZ Revenue Available for Infrastructure Reimbursement \$10 Million
- Projected TIRZ Revenue Available for Athletic Facility Construction Debt Service \$22.4 Million (assumes \$15 Million debt for 20 years at 3% interest rate)
- Projected TIRZ Revenue Available for Aesthetic and Landscaping Improvements \$2.2 Million
- Any TIRZ Revenues generated in excess of that projected would be used to continue to reimburse the City for Infrastructure expenditures



Sec. 311.002. DEFINITIONS. In this chapter:

- (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 buildings; 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.
- (2) "Project plan" means the project plan for the development or redevelopment of a reinvestment zone approved under this chapter, including all amendments of the plan approved as provided by this chapter.
- (3) "Reinvestment zone financing plan" means the financing plan for a reinvestment zone described by this chapter.
- (4) "Taxing unit" has the meaning assigned by Section 1.04.

Added by Acts 1987, 70th Leg., ch. 191, Sec. 1, eff. Sept. 1, 1987.

Amended by: Acts 2005, 79th Leg., Ch. 1094 (H.B. 2120), Sec. 35, eff. September 1, 2005. Acts 2011, 82nd Leg., R.S., Ch. 1032 (H.B. 2853), Sec. 1, eff. June 17, 2011.

Sec. 311.010. POWERS AND DUTIES OF BOARD OF DIRECTORS. (a) 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 orfees;
- (3) exercise the power of eminent domain; or
- (4) give final approval to the project plan.
- (b) The board of directors of a reinvestment zone and the governing body of the municipality or county that creates a reinvestment zone may each enter into agreements as the board or the governing body considers necessary or convenient to implement the project plan and reinvestment zone financing plan and achieve their purposes. An agreement may provide for the regulation or restriction of the use of land by imposing conditions, restrictions, or covenants that run with the land. An agreement may during the term of the agreement dedicate, pledge, or otherwise provide for the use of revenue in the tax increment fund to pay any project costs that benefit the reinvestment zone, including project costs relating to the cost of buildings, schools, or other educational facilities owned by or on behalf of a school district, community college district, or other political subdivision of this state, railroad or transit facilities, affordable housing, the remediation of conditions that contaminate public or private land or buildings, the preservation of the facade of a private or public building, the demolition of public or private buildings, or the construction of a road, sidewalk, or other public infrastructure in or out of the zone, including the cost of acquiring the real property necessary for the construction of the road, sidewalk, or other public infrastructure. An agreement may dedicate revenue from the tax increment fund to pay the costs of providing affordable housing or areas of public assembly in or out of the zone.
- (c) Subject to the approval of the governing body of the municipality that created the zone, the board of a zone designated by the governing body of a municipality under Section 311.005(a)(4) may exercise the power granted by Chapter 211, Local Government Code, to the governing body of the municipality that created the zone to restrict the use or uses of property in the zone. The board may provide that a restriction adopted by the board continues in effect after the termination of the zone. In that event, after termination of the zone the restriction is treated as if it had been adopted by the governing body of the municipality.
- (d) The board of directors of a reinvestment zone may exercise any power granted to a municipality or county by Section 311.008, except that:
 - (1) the municipality or county that created the reinvestment zone by ordinance, resolution, or order may restrict any power granted to the board by this chapter; and
 - (2) the board may exercise a power granted to a municipality or county under Section 311.008(b)(2) only with the consent of the governing body of the municipality or county.
- (e) After the governing body of a municipality by ordinance or the governing body of a county by order creates a reinvestment zone under this chapter, the board of directors of the zone may exercise any power granted to a board under this chapter.
- (f) The board of directors of a reinvestment zone and the governing body of the municipality or county that created the zone may enter into a contract with a local government corporation or a political subdivision to manage the reinvestment zone or implement the project plan and reinvestment zone financing plan for the term of the agreement. In this subsection, "local government corporation" means a local government corporation created by the municipality or county under Chapter 431, Transportation Code.
- (g) Chapter 252, Local Government Code, does not apply to a dedication, pledge, or other use of revenue in the tax increment fund for a reinvestment zone under Subsection (b).
- (h) Subject to the approval of the governing body of the municipality or county that designated the zone, the board of directors of a reinvestment zone, as necessary or convenient to implement the project plan and reinvestment zone financing plan and achieve their purposes, may establish and provide for the administration of one or more programs for the public purposes of developing and diversifying the economy of the zone, eliminating unemployment and underemployment in the zone, and developing or expanding transportation, business, and commercial activity in the zone, including programs to make grants and loans from the tax increment fund of the zone in an aggregate amount not to exceed the amount of the tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone. For purposes of this subsection, on approval of the municipality or county, the board of directors of the zone has all the powers of a municipality under Chapter 380, Local Government Code. The approval required by this subsection may be granted in an ordinance, in the case of a zone designated by a municipality, or in an order, in the case of a zone designated by a county, approving a project plan or reinvestment zone financing plan.
- (i) The board of directors of a reinvestment zone or a local government corporation administering a reinvestment zone may contract with the municipality that created the zone to allocate from the tax increment fund for the zone an amount equal to the tax increment produced by the municipality and paid into the tax increment fund for the zone to pay the incremental costs of providing municipal services incurred as a result of the creation of the zone or the development or redevelopment of the land in the zone, regardless of whether the costs of those services are identified in the project plan or reinvestment zone financing plan for the zone.

Terms & Conditions of East Gateway TIRZ #2

Consideration of Additional Projects:

Additional projects will require approval from the City of Amarillo, Potter County, Amarillo College Board of Regents, and the Panhandle Groundwater District.

Length of TIRZ in Years:

The TIRZ has a 30 year term and is thus scheduled to end on November 8, 2046

Powers and Duties of Board of Directors:

The Board shall have the 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 orfees;
- Exercise the power of eminent domain; or
- Give final approval to the Zone's Project and Financing Plan

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