

AGENDA
CITY OF GRAPEVINE, TEXAS
REGULAR CITY COUNCIL MEETING
TUESDAY, FEBRUARY 2, 2016
GRAPEVINE CITY HALL, SECOND FLOOR
200 SOUTH MAIN STREET
GRAPEVINE, TEXAS

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| 6:00 p.m. | Dinner |
| 6:30 p.m. | Call to Order - City Council Chambers |
| 6:30 p.m. | Executive Session - City Council Conference Room |
| 7:30 p.m. | Regular Meeting - City Council Chambers |

CALL TO ORDER: 6:30 p.m. - City Council Chambers

EXECUTIVE SESSION:

1. City Council to recess to the City Council Conference Room to conduct a closed session relative to:
 - A. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
 - B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

City Council to reconvene in open session in the City Council Chambers and take any necessary action relative to items discussed in Executive Session.

REGULAR MEETING: 7:30 p.m. - City Council Chambers

INVOCATION: Council Member Mike Lease

PLEDGE OF ALLEGIANCE: Boy Scout Troop 402

CITIZEN COMMENTS

2. Any person who is not scheduled on the agenda may address the City Council under Citizen Comments by completing a Citizen Appearance Request form with the City Secretary. In accordance with the Texas Open Meetings Act, the City Council is restricted in discussing or taking action during Citizen Comments.

PRESENTATIONS

3. Mayor Tate to recognize Dough Aguirre for life saving actions by demonstrating concern and selfless service toward his neighbors during a fire.
4. Staff to present an update on DFW Connector/State Highway 121 improvements.
5. Director of Development Services to present Development Services departmental update.

PUBLIC HEARING

6. City Council to conduct a public hearing regarding the amendment to the Tax Increment Reinvestment Zone Number One Project and Financing Plan to establish project costs including educational facilities project costs pursuant to Texas Tax Code, Section 311.008 and 311.0085, and take any necessary action.

NEW BUSINESS

7. Consider an **ordinance** approving Tax Increment Financing District Reinvestment Zone Number One Amended Project and Financing Plan and take any necessary action.
8. Consider the Amended Grapevine-Colleyville ISD Tax Increment Financing District Reinvestment Zone Number One Participation Agreement and take any necessary action.
9. Consider the Grapevine-Colleyville ISD Tax Increment Financing District Reinvestment Zone Number One Development Agreement and take any necessary action

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

10. Consider a **resolution** calling the 2016 City Officers Election for City Council Places 3 and 4 for May 7, 2016 and determining the polling location in compliance with the Texas Election Code. City Secretary recommends approval.
11. Consider renewal of annual contracts with Austin Masonry Construction Inc. as primary vendor and Chibli Stone Works as the secondary vendor for masonry

- construction and repair services. Parks and Recreation Director recommends approval.
12. Consider a **resolution** authorizing the purchase of advertising services for the Activities Guide with Community Impact News. Parks and Recreation Director recommends approval.
 13. Consider a **resolution** authorizing the purchase of playground equipment from Lea Park & Play through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard). Parks and Recreation Director recommends approval.
 14. Consider an extension to the annual contract for janitorial services and litter control with Regent Services. Parks and Recreation Director recommends approval.
 15. Consider an Interlocal Agreement with the Trinity River Authority of Texas (TRA) and an **ordinance** appropriating funds for the funding participation in the design and construction of City monitoring improvements at TRA's Colleyville East/Grapevine West Meter Station. Public Works Director recommends approval.
 16. Consider the minutes of the January 19, 2016 Regular City Council meeting. City Secretary recommends approval.

Pursuant to the Texas Open Meetings Act, Texas Government Code, Chapter 551.001 et seq, one or more of the above items may be considered in Executive Session closed to the public. Any decision held on such matter will be taken or conducted in open session following conclusion of the executive session.

ADJOURNMENT

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary's Office at 817.410.3182 at least 24 hours in advance of the meeting. Reasonable accommodations will be made to assist your needs.

In accordance with the Open Meetings Law, Texas Government Code, Chapter 551, I hereby certify that the above agenda was posted on the official bulletin boards at Grapevine City Hall, 200 South Main Street and on the City's website on January 29, 2016 by 5:00 p.m.

Tara Brooks

Tara Brooks, City Secretary



MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: ORDINANCE APPROVING AN AMENDED PROJECT AND
FINANCING PLAN FOR TAX INCREMENT REINVESTMENT
ZONE NUMBER ONE

RECOMMENDATION:

City Council to consider approving the amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One.

BACKGROUND:

Approval of the Amended Project and Financing Plan expands the Tax Increment Reinvestment Zone Number One project and financing plan to include funding in an amount up to \$30,000,000 for a joint-use facility between the Grapevine-Colleyville Independent School District and the City of Grapevine.

On December 15, 2015, the City of Grapevine City Council held a public hearing and approved an ordinance that expanded the boundaries and term of the Tax Increment Reinvestment Zone Number One (TIF 1). The term of TIF 1 was extended for an additional 20 years and will expire on December 31, 2038. Additionally, the boundary was extended to incorporate an additional 419 acres to the existing 242 acres for a total boundary of 661 acres. The City of Grapevine is the only taxing jurisdiction with financial participation in the term and boundary extensions; no other taxing jurisdictions will contribute future tax dollars.

On January 19, 2016, the Tax Increment Financing District Number One Board of Directors approved the Amended Project and Financing Plan for Tax Increment Reinvestment Zone Number One.

Staff recommends approval.

GJ

ORDINANCE NO. _____

AN ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH AMENDED PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, as authorized by Chapter 311 of the Texas Tax Code (the "Act") and pursuant to Ordinance No. 1996-007, adopted by the City Council of the City of Grapevine, Texas (the "City") on February 20, 1996, the City created Tax Increment Reinvestment Zone Number One, City of Grapevine, Texas, (the "Zone"); and

WHEREAS, as authorized by Section 311.011(e) of the Act and pursuant to Ordinance No. 96-55, adopted by the City Council of the City on August 1, 1996, the City amended the Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Section 311.011(e) of the Act and pursuant to Ordinance No. 2009-43, adopted by the City Council of the City on October 6, 2009, the City amended the Project and Financing Plan for the Zone; and

WHEREAS, as authorized by Section 311.011(e) of the Act and pursuant to Ordinance No. 2015-074, adopted by the City Council of the City on December 15, 2015, the City expanded the boundaries and extended the term of the Zone to December 31, 2038; and

WHEREAS, as authorized by Section 311.011(e) of the Act and pursuant to, the City Council of the City of Grapevine, Texas now desires to amend the Project and Financing Plan for Reinvestment Zone Number One, City of Grapevine, Texas; and

WHEREAS, as authorized by Section 311.011(e), 311.008, and 311.0085 of the Act, on January 19, 2016, and pursuant to Board Resolution TIF #1 2016-001, the Board amended the Plan to establish a TIF Educational Facilities Category, as depicted within the amended Project and Financing Plan in Exhibit "A", and recommended that the Plan, as amended, be approved by the City Council.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That the City Council hereby makes the following findings of fact:

- 1.1 The statements and facts set forth in the recitals of this ordinance are true and correct.

- 1.2 That the Plan, as amended, includes all information required by Sections 311.011(b) and (c) of the Act.
- 1.3 That the Plan, as amended, is feasible and the amended and restated project plan conforms to the City's master plan.
- 1.4 That consistent with Section 311.011(e) of the Act, a public hearing is required prior to the adoption of this ordinance because the Plan, as amended, does (i) reduce or increase the geographic area of the Zone; (ii) increase the tax increment to be contributed by a taxing unit; (iii) increase the total estimated project costs; or (iv) designate additional property in the Zone to be acquired by the City.

Section 2. That based on the findings set forth in Section 1 of this ordinance, the Plan, as amended in Exhibit "A", is hereby approved.

Section 3 That the City of Grapevine is hereby directed to provide a copy of the Plan, as amended, to the governing body of each taxing unit that taxes real property located in the zone.

Section 4. That if any portion, section or part of a section of this ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

EXHIBIT A

AMENDED PROJECT AND FINANCING PLAN
FEBRUARY 2, 2016

Tax Increment Reinvestment Zone #1 City of Grapevine, Texas



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DISCLAIMER

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

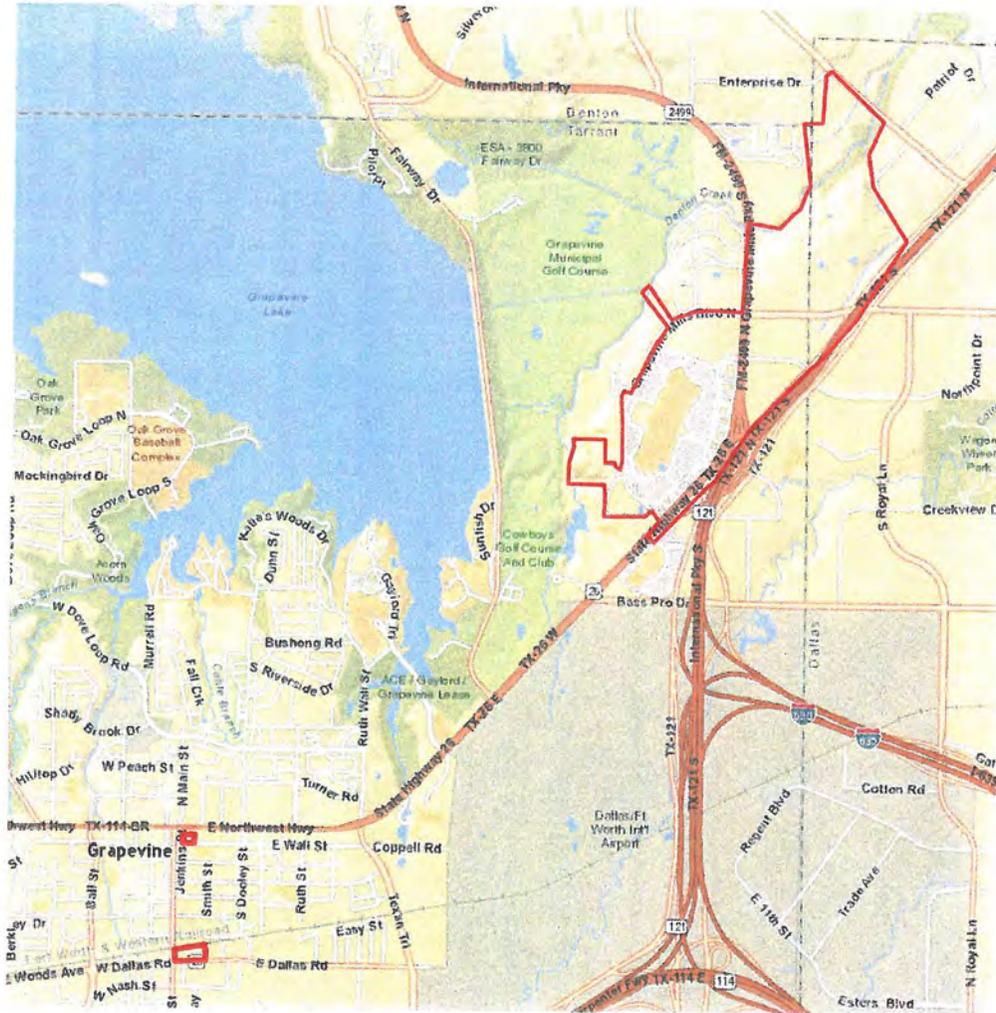
The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as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



Historic Grapevine is the premier destination in North Texas. Located in the heart of the Dallas/Fort Worth area and home to DFW International Airport, Grapevine offers extraordinary hotels, a variety of stores for great shopping, an abundance of restaurants, attractions for everyone in the family and a one-of-a-kind urban wine trail. Hop aboard the Grapevine Vintage Railroad or unwind at one of Grapevine's winery-tasting rooms. Grapevine offers a unique cultural experience with something for everyone.



Introduction



Tax Increment Reinvestment Zone #1, City of Grapevine

The goal of amending Tax Increment Reinvestment Zone #1 (TIRZ) is to continue funding the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 will continue to promote the creation of contained, mixed-use development consisting of major retail, restaurants, commercial, and office developments.

The project and financing plan outlines the funding of \$94,940,434 in public improvements related to streets and intersections, water facilities, sanitary sewer facilities, storm water facilities, open space, parks and recreation. The TIRZ will fund these improvements through the contribution of 100% of the City's ad valorem increment generate within the zone.



Overview



Boundary Description

The amended Grapevine TIRZ #1 is located in the northern and central portion of the City of Grapevine. The majority of the TIRZ is located in northern Grapevine, to the east of Grapevine Lake. Two smaller portions of the TIRZ #1 is located in central Grapevine in what is known as the downtown area. The amended TIRZ boundary is approximately 661 acres encompassing the original TIRZ area and additionally Tracts A, B, C, D, and E, described in the following pages.

 - TIRZ Boundary

Original TIRZ Boundary

BEING a tract of land containing 243.263 acres, situated in the Heirs of James Gibson Survey, Abstract No. 586, Heirs of James Gibson Sui-vey, Abstract No. 587, Henry Suggs Survey, Abstract No. 1415, and the Andrew Anderson Survey, Abstract No. 26, all Tarrant County, Texas and also being situated in the Heirs of James Gibson Survey, Abstract No. 1715, C. S. Dunnagan Survey, Abstract No. 1655, and the John E. Holland Survey, Abstract No. 614, all in Dallas County, Texas and being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

BEGINNING at the intersection of the south right-of-way line of County Road No. 3044 (40' R.O.W.) with the northwest right-of-way line of State Highway No. 26 (variable R.O.W.);

THENCE in a westerly direction bearing to the left along the curving southerly line of County Road No. 3044, having a radial bearing of South 35°25'06" West, a radius of 360.00 feet, passing through an angle of 35°48'00", an arc distance of 224.94 feet to the end of said curve;

THENCE South 89°37'06" West, a distance of 549.16 feet to the beginning of a curve bearing to the right having a radius of 440.00 feet;

THENCE in a westerly direction along the last mentioned curve, passing through an angle of 24°48'47", an arc distance of 190.55 feet to a point for corner;

THENCE South 89°29'40" West, a distance of 335.98 feet to a point for corner;

THENCE North 00°20'07" West, a distance of 571.03 feet to a point for corner;

THENCE North 80°08'27" East, a distance of 69.83 feet to a point for corner;

THENCE North 25°55'52" East, a distance of 627.39 feet to a point for corner;

THENCE North 00°28'33" East, a distance of 183.87 feet to a point for corner;

THENCE North 05°31'27" West, a distance of 199.84 feet to a point for corner;

THENCE North 00°07'10" East, a distance of 785.14 feet to a point for corner;

THENCE South 89°55'41" West, a distance of 52.18 feet to a point for corner;

THENCE North 16°48'10" East, a distance of 259.00 feet to a point for corner;

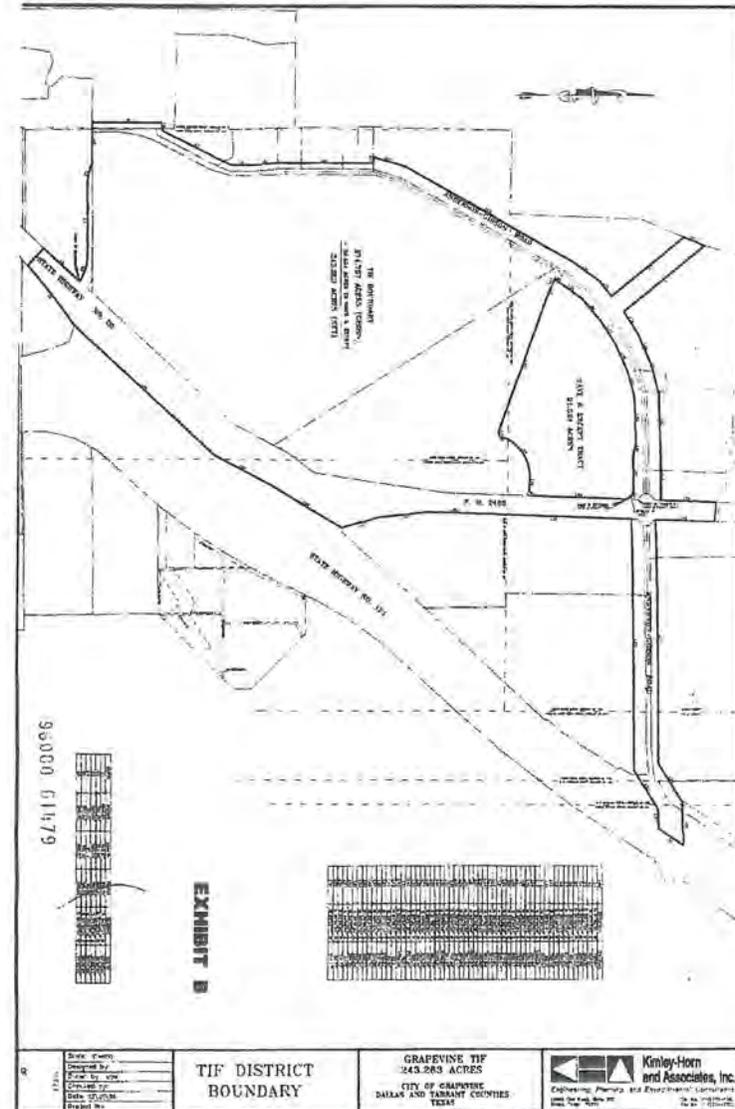
THENCE North 28°44'10" East, a distance of 1596.51 feet to a point for corner;

THENCE North 35°35'10" East, a distance of 269.66 feet to a point for corner;

THENCE North 49°54'10" East, a distance of 159.53 feet to a point for corner;

THENCE North 38°44'11" West, a distance of 766.07 feet to a point for corner;

THENCE North 21°50'42" East, a distance of 183.69 feet to a point for corner;



Original TIRZ Boundary

THENCE South 38°44'11" East, a distance of 858.57 feet to a point for corner;

THENCE North 56°53'10" East, a distance of 209.40 feet to a point for corner;

THENCE North 66°43'10" East, a distance of 277.03 feet to a point for corner;

THENCE North 74°48'10" East, a distance of 235.52 feet to a point for corner;

THENCE North 88°06'10" East, a distance of 520.82 feet to a point for corner;

THENCE North 89°19'40" East, a distance of 352.35 feet to a point for corner;

THENCE North 01°49'16" East, a distance of 451.84 feet to a point for corner;

THENCE South 88°10'45" East, a distance of 160.00 feet to a point for corner;

THENCE South 01°49'16" West, a distance of 486.98 feet to a point for corner;

THENCE North 89°15'09" East, a distance of 1983.97 feet to a point for corner;

THENCE North 57°32'54" East, a distance of 363.97 feet to a point for corner;

THENCE North 89° 15' 09" East, a distance of 354.94 feet to a point for corner;

THENCE South 34° 34' 15" West, a distance of 245. 11 feet to a point for corner;

THENCE South 89° 15' 09" West, a distance of 156.44 feet to a point for corner;

THENCE South 57° 32' 54" West, a distance of 363. 97 feet to a point for corner;

THENCE South 89° 15' 09" West, a distance of 2049.62 feet to a point for corner;

THENCE South 01° 49' 35" West, a distance of 1240.21 feet to a point for corner;

THENCE South 01° 49' 35" West, a distance of 441. 77 feet to a point for corner;

THENCE South 05° 59' 45" East, a distance of 405. 04 feet to a point for corner;

THENCE South 15° 12' 45" East, a distance of 324.23 feet to a point for corner;

THENCE South 31° 00' 59" West, a distance of 665. 91 feet to a point for corner;

THENCE South 27° 30' 10" West, a distance of 531. 11 feet to a point for corner;

THENCE South 42° 21' 01" West, a distance of 1557.29 feet to a point on a curve whose center bears South 34° 44' 02" East, a distance of 4545. 66 feet;

THENCE in a southwesterly direction bearing to the left along the last mentioned curve, passing through an angle of 07° 48' 02", an arc distance of 618.87 feet to a point for corner;

THENCE North 47° 42' 13" West, a distance of 193. 61 feet to a point for corner;

THENCE North 47° 17' 47" East, a distance of 400.00 feet to the POINT OF BEGINNING and CONTAINING 274.787 acres;

Save and except a tract of land, containing 31. 524 acres, situated in the Heirs of James Gibson Survey, Abstract 586 and the Henry Suggs Survey, Abstract No. 1415, in the City of Grapevine, Tarrant County, Texas and being a portion of a called 80. 6597- acres tract as conveyed to Gateway Center Associates, Ltd. and evidenced in a Special Warranty Deed, recorded in Volume 9799 at Page 0139 of the Deed Records of Tarrant County, Texas, said 33. 398- acre tract being more particularly described by metes and bounds as follows (bearings based on the City of Grapevine control monumentation):

COMMENCING at a concrete monument with brass cap found at the south corner of a visibility clip at the intersection of the south right-of-way line of Anderson- Gibson Road(a called 40- foot wide right-of-way) with the current right-of-way line of State Farm to Market Highway 2499 (FM 2499 a variable width right-of-way));

THENCE South 01° 46' 42" West along the west right- of-way line of said FM 2499, 83 .81 feet to a 5/ 8- inch iron rod set for the POINT OF BEGINNING;

THENCE South 01° 46' 42" West continuing along said west right-of-way line of FM 2499, 771. 16 feet to a 5/ 8- inch iron rod set for a corner;

THENCE South 46° 46' 43" West, departing said west right-of-way line, 56.57 feet to a 5/ 8- inch iron rod set for a corner;

THENCE North 88° 13' 17" West, 103. 41 feet to a 5/ 8- inch iron rod set for the beginning of a curve to the left;

THENCE along the arc of said curve to the left, having a central angle of 71° 39' 29", a radius of 340. 00 feet and an arc length of 425. 23 feet to a set 5/ 8- inch iron rod;

THENCE South 20° 07' 14" West, 18. 98 feet to a 5/ 8- inch iron rod set for the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 90° 00' 00", a radius of 30.00 feet and an arc length of 47. 12 feet to a 5/ 8- inch iron rod set at the end of said curve;

THENCE North 69° 52' 46" West, 1158. 58 feet to a 5/ 8- inch iron rod set at the beginning of a curve to the right;

THENCE along the arc of said curve to the right, having a central angle of 08° 34' 24", a radius of 977.00 feet and an arc length of 146. 19 feet to a 5/ 8- inch iron rod set for the end of said curve;

THENCE North 61° 18' 22" West, a distance of 15. 92 feet to a point for corner;

THENCE North 28° 44' 10" East, a distance of 45. 40 feet to a point for corner;

THENCE North 35° 35' 10" East, a distance of 232.58 feet to a point for corner;

THENCE North 49° 54' 10" East, a distance of 232.53 feet to a point for corner;

THENCE North 56° 53' 10" East, a distance of 229.94 feet to a point for corner;

Original TIRZ Boundary

THENCE North 66° 43' 10" East, a distance of 245.69 feet to a point for corner;

THENCE North 74° 48' 10" East, a distance of 198.07 feet to a point for corner;

THENCE North 88° 06' 10" East, a distance of 383.20 feet to a point for corner;

THENCE South 78° 18' 25" East, a distance of 108.84 feet to a point for corner;

THENCE North 89° 17' 08" East, a distance of 295.70 feet to a 5/8-inch iron rod set for corner;

THENCE South 44° 28' 04" East, 69.16 feet to the POINT OF BEGINNING and CONTAINING 31.524 acres.

Expanded TIRZ Boundary

TRACT A

Beginning at the point of intersection of the southern Right-of-Way (ROW) line of Lakeside Parkway and the eastern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

Southeast along the southern ROW line of Lakeside Parkway to a point where said line intersects with the eastern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

South along the eastern property line B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where said line intersects with the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390, thence

East along the projection of the southern property line of B B B & C RR ABST 1772 PG 430 TR 13.1 ACS 1.6390 to a point where projection of said line intersects with the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK, thence

South along the eastern property line of T W COUSY ABST 317 PG 430 TR 2 ACS 25.6793 HIGHPOINT PARK to a point where said line intersects with the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC, thence

South along the eastern property line of J E HOLLAND ABST 0614 PG 210 TR 1 ACS 60.2055 AC to a point where the projection of said line intersects with the southern ROW line of TX-121 South, thence

Southwest along the southern ROW line of TX-121 SOUTH to a point where said line intersects with the eastern ROW line of FM-2499 North, thence

North along the eastern ROW line of FM-2499 North to a point where said line intersects with the southern ROW line of Stars and Stripes Way, thence

Southwest along the southern ROW line of Stars and Stripes Way to a point where said line intersects with the southern ROW line of East Grapevine Mills Drive, thence

West along the southern ROW line of East Grapevine Mills Drive to a point where the projection of said line intersects with the western ROW line of Grapevine Mills Boulevard North, thence

Northeast along the western ROW line of Grapevine Mills Boulevard North to a point where said line intersects with the western ROW line of FM-2499 South, thence

North along the western ROW line of FM-2499 South to a point where said line intersects with the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

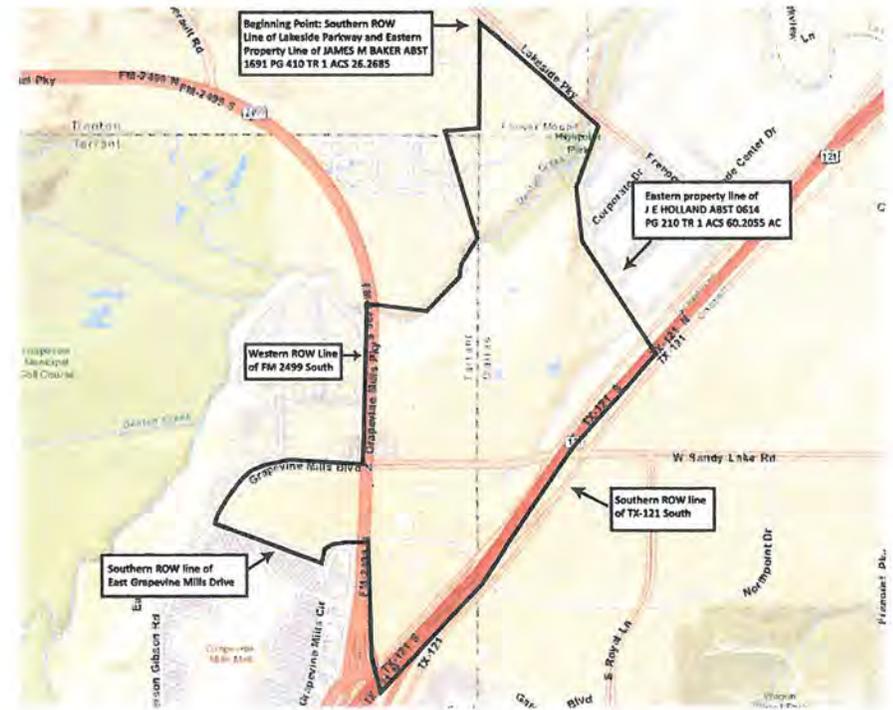
East along the projection of the southern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1, thence

North along the eastern property line of RIVERWALK ADDITION Block 1A Lot 1A1 to a point where said line intersects with the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1, thence

East along the northern property line of BAKER, JAMES M SURVEY Abstract 167 Tract 1 to a point where the projection of said line intersects with the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

North along the western property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685, thence

East along the northern property line of JAMES M BAKER ABST 1691 PG 410 TR 1 ACS 26.2685 to a point where said line intersects with the southern ROW line of Lakeside Parkway, which is the point of beginning.



Expanded TIRZ Boundary

TRACT B

Beginning at the point of intersection of the western Right-of-Way (ROW) line of Anderson Gibson Road and the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

North along the eastern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

West along the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

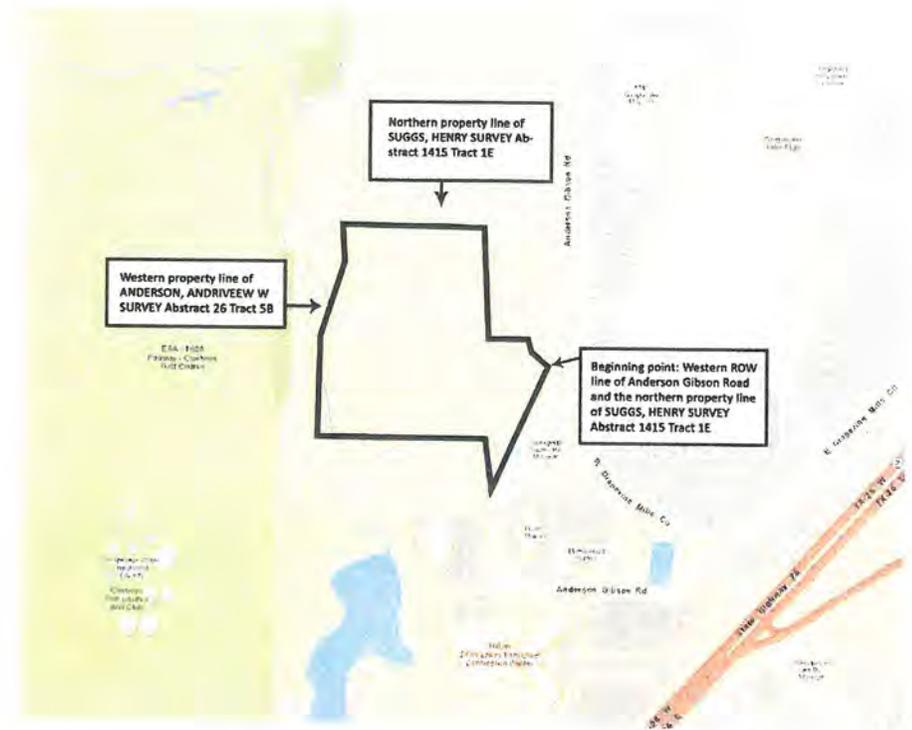
West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5B to a point where said line intersects with the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, thence

South along the western property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E to a point where said line intersects with the western ROW line of Anderson Gibson Road, thence

North along the western ROW line of Anderson Gibson Road to a point where said line intersects with the northern property line of SUGGS, HENRY SURVEY Abstract 1415 Tract 1E, which is the point of the beginning.



Expanded TIRZ Boundary

TRACT C

Beginning at the point of intersection of the northern Right-of-Way (ROW) line of TX-26 W and the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

West along the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A to a point where said line intersects with the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

North along the eastern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

West along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where the projection of said line intersects with the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

Southwest along the northern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

South along the western property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where the projection of said line intersects with the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5, thence

East along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 5 to a point where said line intersects with the southern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, thence

Southeast along the southern property line of ANDERSON, ANDRIVEEW W SURVEY Abstract 26 Tract 6A to a point where said line intersects with the northern ROW line of TX-26 W, thence

Northeast along the northern ROW line of TX-26 W to a point where said line intersects with the northern property line of BLUFFS AT GRAPEVINE ADDN, THE Block 1 Lot 1A, which is the point of the beginning.



Expanded TIRZ Boundary

TRACT D

Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of Jenkins Street and the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, thence

East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

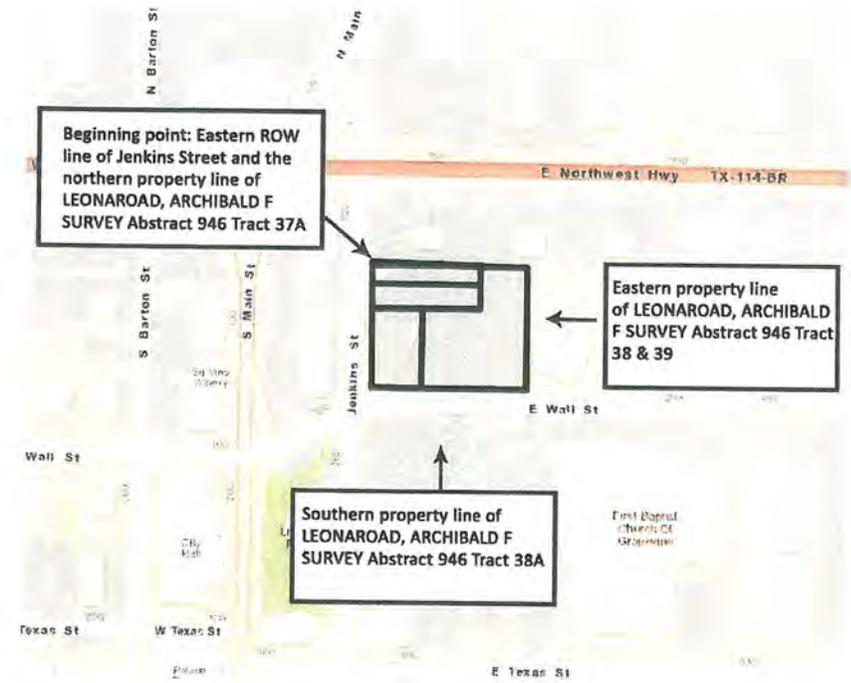
East along the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the eastern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

South along the eastern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38 & 39 to a point where said line intersects with the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A, thence

West along the southern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 38A to a point where said line intersects with the eastern ROW line of Jenkins Street, thence

North along the eastern ROW line of Jenkins Street to a point where said line intersects with the northern property line of LEONAROAD, ARCHIBALD F SURVEY Abstract 946 Tract 37A, which is the point of beginning.



Expanded TIRZ Boundary

TRACT E

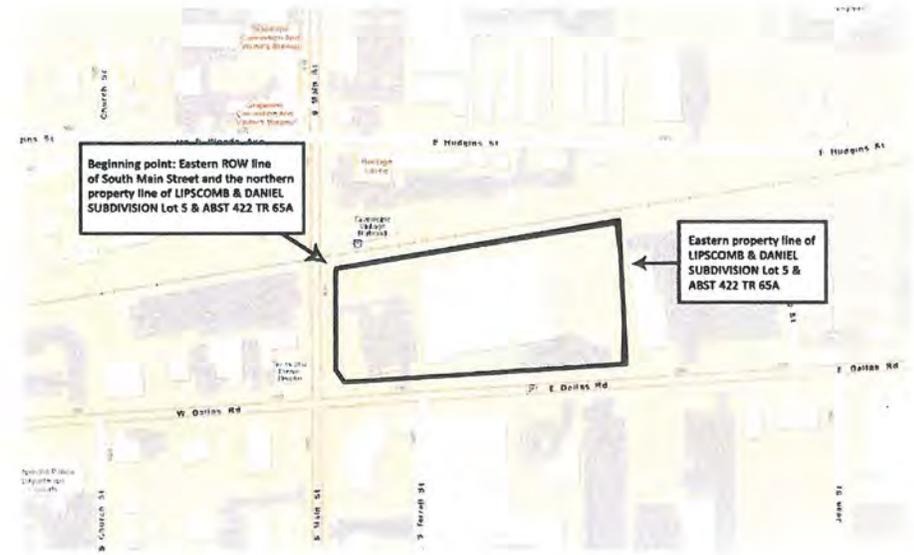
Beginning at the point of intersection of the eastern Right-of-Way (ROW) line of South Main Street and the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

East along the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

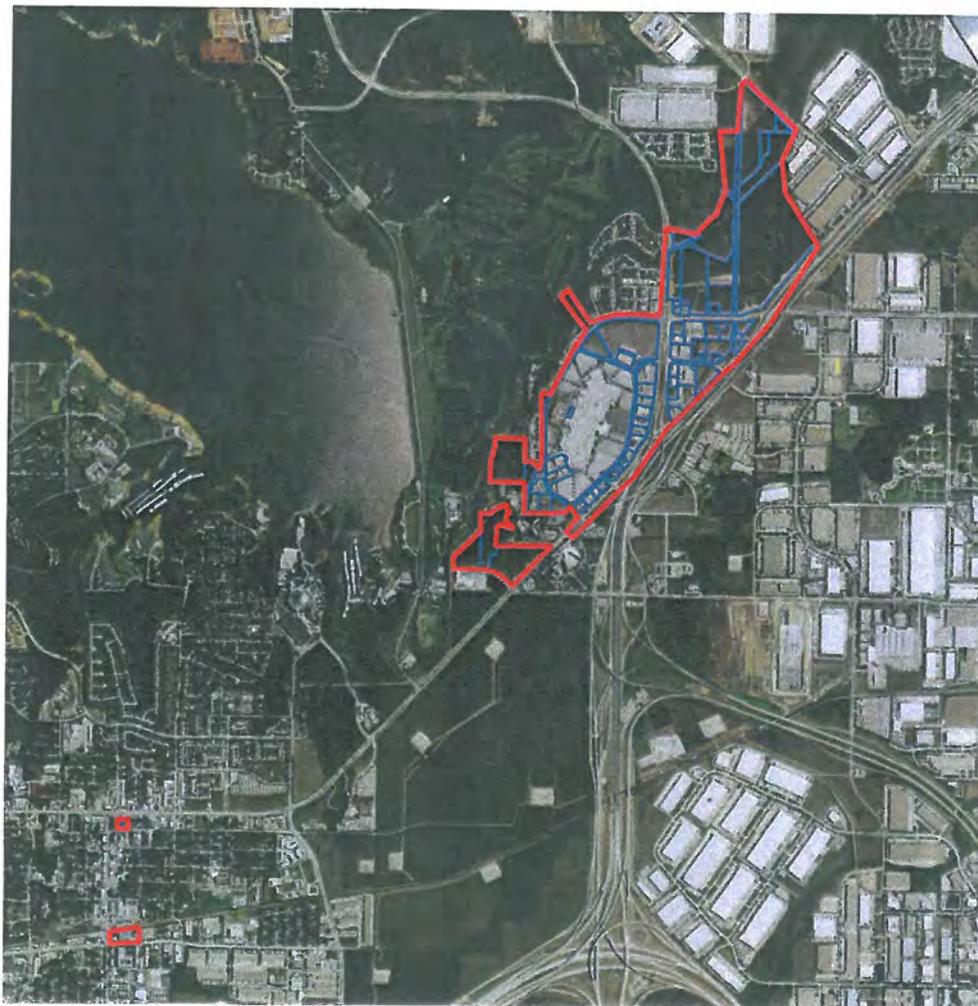
South along the eastern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the southern property LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, thence

West along the southern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A to a point where said line intersects with the eastern ROW line of South Main Street, thence

North along the eastern ROW line of South Main Street to a point where said line intersects with the northern property line of LIPSCOMB & DANIEL SUBDIVISION Lot 5 & ABST 422 TR 65A, which is the point of beginning.



Current Conditions



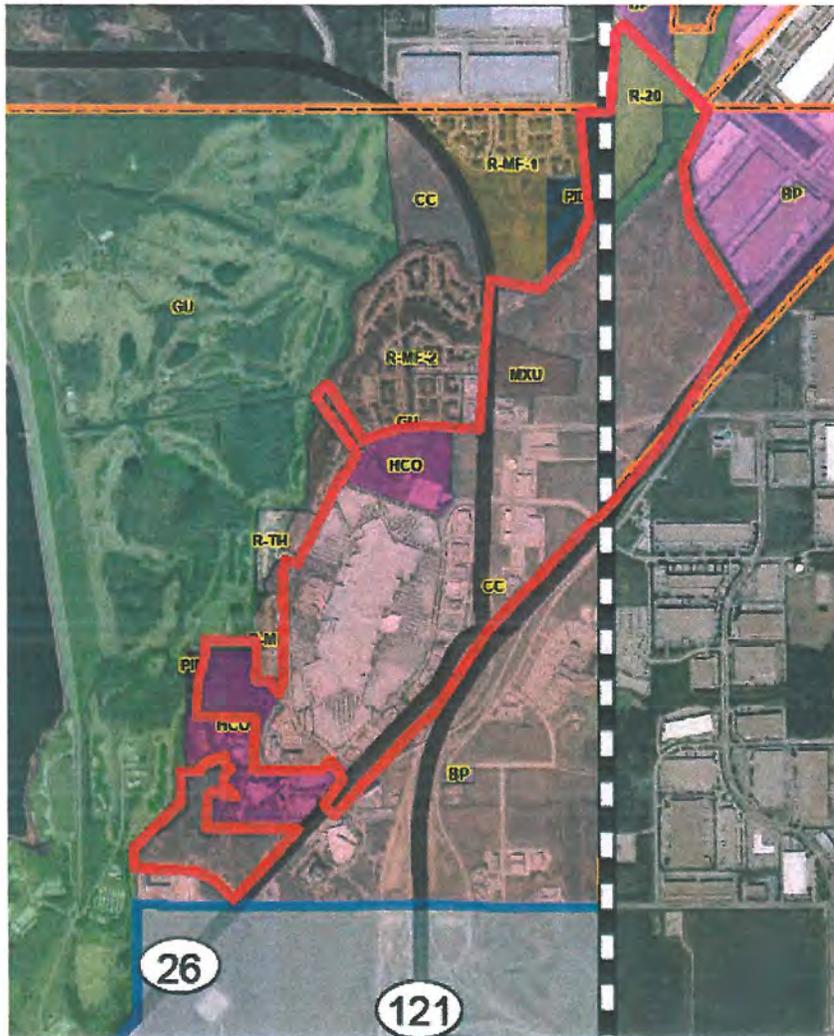
Land Use

The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

Method of Relocating Persons to be Displaced

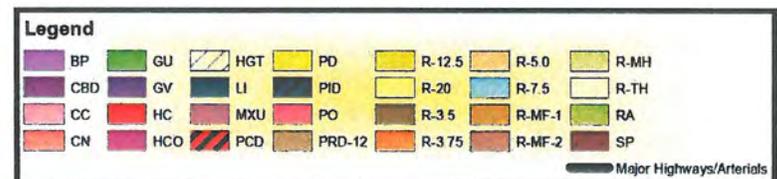
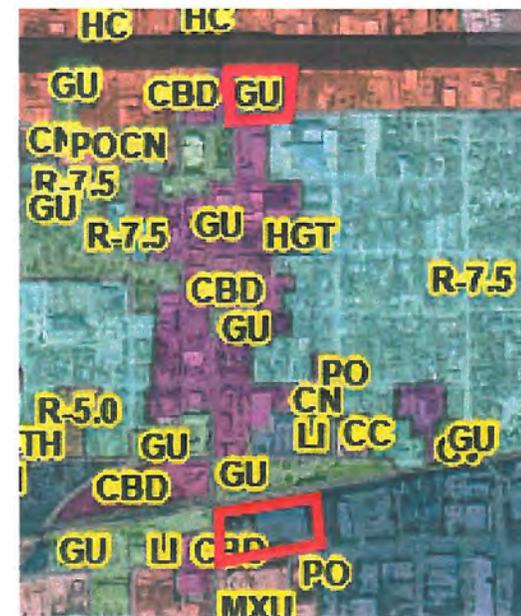
It is not anticipated that any persons will be displaced or need to be relocated as result of implementation.

Current Conditions

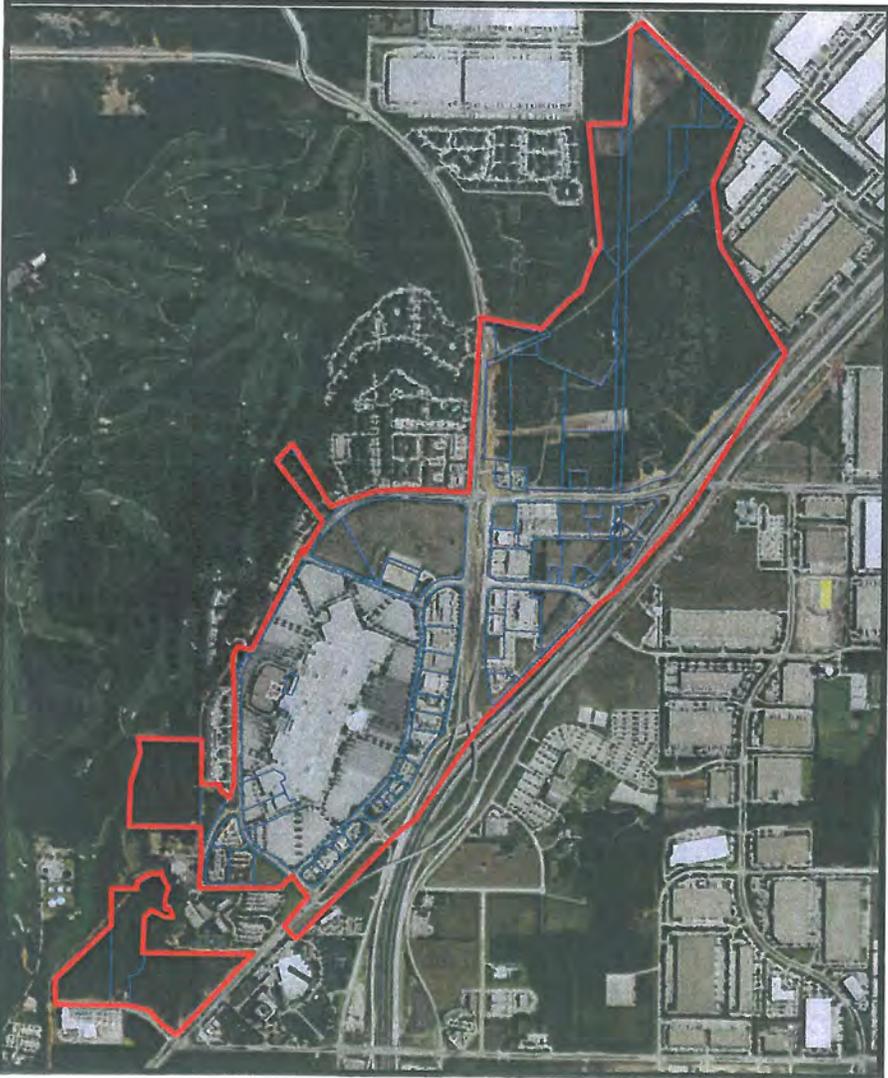


Zoning

The property within the TIRZ contains a variety of zoning including: Community Commercial District, hotel Corporate Office District, Governmental Use District, Single Family Residential, Central Business District and Others.. It is not anticipated at this time there will be any other changes to the City of Grapevine zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



Current Conditions



Current Ownership Information

There are 80 parcels within Tax Increment Reinvestment Zone #1, with numerous owners. The TIRZ is located in both, Tarrant County and Dallas County.
 For further details of parcels included within the TIRZ see Exhibit A.



Proposed Development

The expansion of the Tax Increment Reinvestment Zone #1 area, coupled with the term extension intends to facilitate a large scale mixed-use development totaling more than 8,750,000 square feet of new construction. It is expected to facilitate the construction of both commercial and residential development, as well as open space. The following pictures provides character images for the proposed development.



Project Costs

There are a number of improvements within Tax Increment Reinvestment Zone #4 that will be financed by in part by incremental real property tax generated within the TIRZ.

| Proposed Project Costs | | |
|--|-----------------------|-------------|
| Water Facilities and Improvements | \$ 4,747,022 | 3.8% |
| Sanitary Sewer Facilities and Improvements | \$ 4,747,022 | 3.8% |
| Storm Water Facilities and Improvements | \$ 7,120,533 | 5.7% |
| Street and Intersection Improvements | \$ 23,735,109 | 19.0% |
| Open Space, Park and Recreation Facilities | \$ 9,494,043 | 7.6% |
| Parking Structure | \$ 9,000,000 | 7.2% |
| Economic Development Grants | \$ 33,723,195 | 27.0% |
| Educational Facilities * | \$ 30,000,000 | 24.0% |
| Administration | \$ 2,373,511 | 1.9% |
| TOTAL | \$ 124,940,435 | 100% |

* Up to \$30,000,000 of GCISD TIF funds pursuant to Chapter 311.008 & 311.085 of the Texas Tax Code.

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



Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Anticipated Development

Anticipated Development

The proposed TIRZ #1 development is a large scale mixed-use development that will be constructed over the next several years and financed in part by incremental property tax generated within the TIRZ.

The table provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

| | Square Feet |
|-------------------------|------------------|
| Area 1 | |
| Existing Mall | 1,877,254 |
| AREA TOTAL | 1,877,254 |
| Area 2 | |
| Office - Kubota | 200,000 |
| Mixed Use | 4,077,500 |
| AREA TOTAL | 4,277,500 |
| Area 3 | |
| Mixed Use | 2,607,000 |
| AREA TOTAL | 2,607,000 |
| Grand Total SQFT | 8,761,754 |

| | |
|-------------------------------|-------------------|
| Output @ Year | 2038 |
| NET PRESENT VALUE @ 6% | 41,643,126 |
| GROSS | 94,940,434 |

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Grapevine will contribute 100% of its real property increment for the duration of the TIRZ.

City of Grapevine Participation Overview

| Real Property Tax | | Participation | |
|---------------------------|-------------------|---------------|------------------|
| City of Grapevine | 0.33243900 | 100% | 0.3324390 |
| Tarrant County | 0.26400000 | 0% | 0.0000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.0000000 |
| TCC | 0.14897000 | 0% | 0.0000000 |
| TRWD | 0.02000000 | 0% | 0.0000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.0000000 |
| | 2.31340600 | | 0.3324390 |

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the amended project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

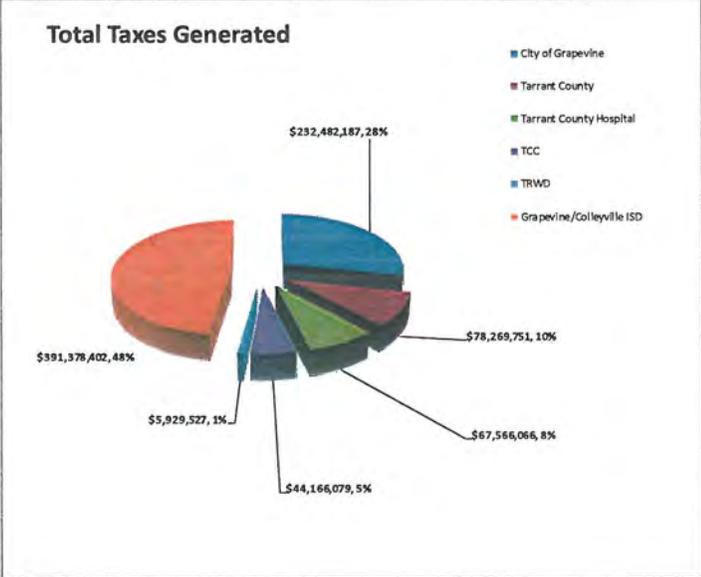
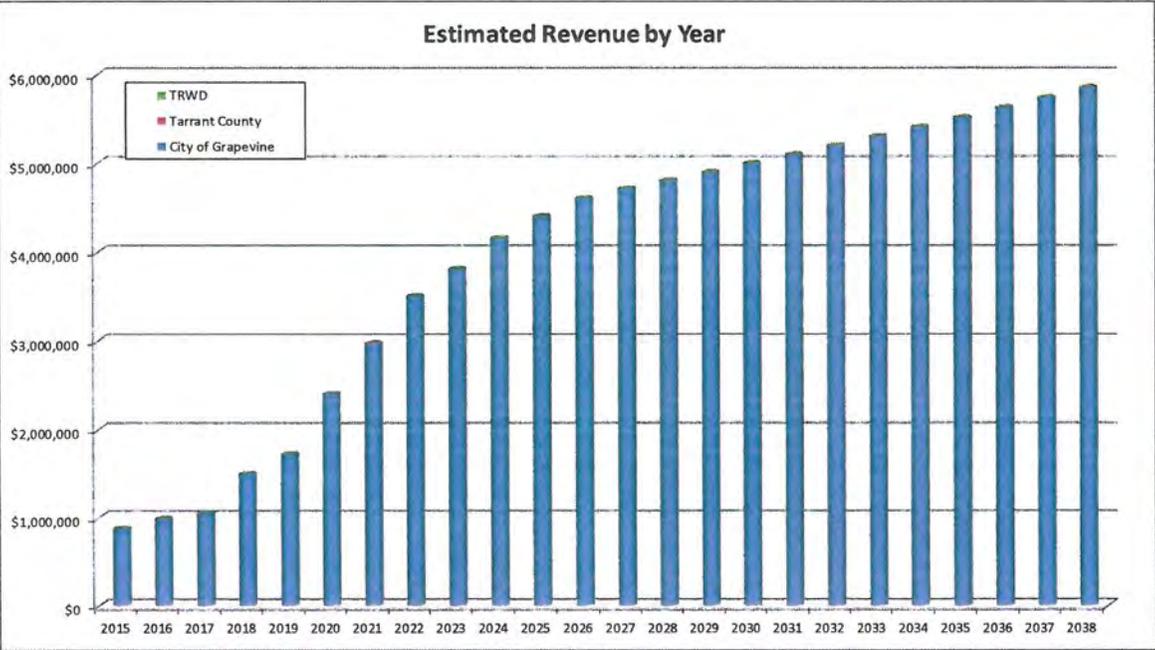
The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.



Financial Feasibility Analysis

Revenue Summary

| Taxing Jurisdictions | Total Taxes Generated | Participation | Net Benefit |
|---------------------------|-----------------------|---------------------|----------------------|
| City of Grapevine | \$232,482,187 | \$94,940,434 | \$137,541,753 |
| Tarrant County | \$78,269,751 | \$0 | \$78,269,751 |
| Tarrant County Hospital | \$67,566,066 | \$0 | \$67,566,066 |
| TCC | \$44,166,079 | \$0 | \$44,166,079 |
| TRWD | \$5,929,527 | \$0 | \$5,929,527 |
| Grapevine/Colleyville ISD | \$391,378,402 | \$0 | \$391,378,402 |
| Total | \$819,792,012 | \$94,940,434 | \$724,851,578 |



Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 2.00%
DISCOUNT RATE 8.00%

| REVENUE YEAR | BASE YEAR | 2015-2017 | | 2018-2020 | | 2021-2023 | | 2024-2026 | | 2027-2029 | | 2030-2032 | | 2033-2035 | | 2036-2038 | | 2039-2041 | | 2042-2044 | | 2045-2047 | | 2048-2050 | | TOTALS |
|--------------------------------|-----------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|-----------|------|--------|
| | | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | |
| REVENUE YEAR | 1998 | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
| BASE YEAR | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| TAXABLE VALUE | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| TAXABLE VALUE INCREMENT | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| REVENUE A TAXABLE VALUE GROWTH | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| REVENUE #1 - RETAIL | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| REVENUE #2 - SALES TAX | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |
| REVENUE #3 - OFFICE | 1998 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | |

Amended Project and Financing Plan, TIRZ #1

Financial Feasibility Analysis

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

| TAXABLE BASE YEAR GROWTH | | DISCOUNT RATE | | 2015-2017 | | 2018-2018 | | BUSINESS & PERSONAL PROPERTY TAX | | SALES TAX | | | | | | | | | | | | | | | | | | |
|-----------------------------|----------------------------|---------------|------------|------------|------------|------------|-------------|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| City of Grapesvine | 0.3324390 | 100% | 0.3324390 | 0 | 0.3324390 | 100% | 0.3324390 | City of Grapesvine | 0.3324390 | 100% | 0.3324390 | | | | | | | | | | | | | | | | | |
| Tarrant County | 0.2640000 | 100% | 0.2640000 | 0 | 0.2640000 | 100% | 0.2640000 | Tarrant County | 0.2640000 | 100% | 0.2640000 | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | 0.2278970 | 100% | 0.2278970 | 0 | 0.2278970 | 100% | 0.2278970 | Tarrant County Hospital | 0.2278970 | 100% | 0.2278970 | | | | | | | | | | | | | | | | | |
| TCC | 0.1489700 | 100% | 0.1489700 | 0 | 0.1489700 | 100% | 0.1489700 | TCC | 0.1489700 | 100% | 0.1489700 | | | | | | | | | | | | | | | | | |
| TRWD | 0.0200000 | 100% | 0.0200000 | 0 | 0.0200000 | 100% | 0.0200000 | TRWD | 0.0200000 | 100% | 0.0200000 | | | | | | | | | | | | | | | | | |
| Grapesvine/Colleyville ISD | 1.3201000 | 100% | 1.3201000 | 0 | 1.3201000 | 100% | 1.3201000 | Grapesvine/Colleyville ISD | 1.3201000 | 100% | 1.3201000 | | | | | | | | | | | | | | | | | |
| | 2.3134090 | | 2.3134090 | | 2.3134090 | | 2.3134090 | | 2.3134090 | | 2.3134090 | | | | | | | | | | | | | | | | | |
| REVENUE YEAR | BASE YEAR | 1998 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | TOTALS | |
| REVENUE #4 - COMMERCIAL | REAL PROPERTY TAX | 0 | 0 | 0 | 33,250,000 | 49,875,000 | 137,400,000 | 172,850,000 | 208,300,000 | 212,466,000 | 216,715,320 | 221,049,628 | 225,470,619 | 229,980,031 | 234,579,632 | 239,271,225 | 244,058,649 | 248,937,782 | 253,916,538 | 258,994,868 | 264,174,768 | 269,458,261 | 274,847,426 | 280,344,375 | 285,951,262 | 291,673,048 | 297,505,262 | 11,724,260 |
| | BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 1,187,500 | 1,781,250 | 5,100,000 | 6,462,500 | 7,825,000 | 7,981,500 | 8,141,120 | 8,301,953 | 8,470,032 | 8,638,432 | 8,812,221 | 8,988,465 | 9,168,235 | 9,351,599 | 9,538,631 | 9,729,404 | 9,923,992 | 10,122,472 | 10,324,921 | 10,531,420 | 10,742,048 | 10,956,800 | 11,171,752 | 46,800,857 |
| | SALES TAX | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NPV @ 6% | 0 | 0 | 0 | 786,678 | 1,195,018 | 3,296,894 | 4,148,228 | 4,999,849 | 5,099,846 | 5,201,843 | 5,306,878 | 5,411,997 | 5,520,237 | 5,630,642 | 5,743,265 | 5,858,120 | 5,975,282 | 6,094,788 | 6,216,663 | 6,341,017 | 6,467,837 | 6,597,194 | 6,729,138 | 6,863,721 | 7,000,000 | 7,138,000 | 109,485,855 |
| REVENUE #6 - HOTEL | REAL PROPERTY TAX | 0 | 0 | 0 | 33,712,500 | 50,568,750 | 87,737,500 | 125,987,500 | 170,503,125 | 194,760,250 | 204,862,500 | 209,959,750 | 213,138,875 | 217,401,125 | 221,749,125 | 226,184,375 | 230,708,400 | 235,322,619 | 240,028,070 | 244,828,851 | 249,726,244 | 254,720,769 | 259,815,195 | 265,011,498 | 270,311,718 | 275,715,800 | 281,226,800 | 11,103,809 |
| | BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | NPV @ 6% | 0 | 0 | 0 | 778,607 | 1,189,866 | 2,029,726 | 2,914,822 | 3,944,430 | 4,504,346 | 4,739,301 | 4,836,087 | 4,930,786 | 5,029,286 | 5,129,872 | 5,232,672 | 5,337,723 | 5,445,088 | 5,554,827 | 5,666,904 | 5,777,192 | 5,892,728 | 6,010,880 | 6,131,792 | 6,255,408 | 6,381,720 | 6,510,800 | 70,301,694 |
| REVENUE #8 - INDUSTRIAL | REAL PROPERTY TAX | 0 | 0 | 0 | 8,250,000 | 9,375,000 | 18,750,000 | 21,875,000 | 25,000,000 | 25,500,000 | 26,010,000 | 26,530,200 | 27,060,800 | 27,602,200 | 28,154,000 | 28,717,142 | 29,291,485 | 29,877,314 | 30,474,880 | 31,084,388 | 31,705,045 | 32,336,968 | 32,980,289 | 33,635,138 | 34,301,650 | 34,979,875 | 35,669,950 | 36,371,925 |
| | BUSINESS PERSONAL PROPERTY | 0 | 0 | 0 | 3,125,000 | 4,887,500 | 9,375,000 | 10,937,500 | 12,500,000 | 12,500,000 | 13,005,000 | 13,505,100 | 13,510,400 | 13,801,010 | 14,077,300 | 14,358,571 | 14,645,742 | 14,938,657 | 15,237,430 | 15,542,179 | 15,853,022 | 16,170,083 | 16,493,485 | 16,823,234 | 17,159,380 | 17,501,960 | 17,850,925 | |
| | NPV @ 6% | 0 | 0 | 0 | 216,882 | 326,323 | 662,645 | 789,086 | 867,827 | 834,878 | 862,676 | 830,827 | 858,039 | 867,820 | 878,877 | 898,616 | 1,016,446 | 1,039,776 | 1,057,811 | 1,078,681 | 1,100,234 | 1,122,238 | 1,144,684 | 1,167,577 | 1,190,925 | 1,214,725 | 16,122,024 | |
| REVENUE A, 1, 2, 3, 4, 5, 6 | | 6,085,241 | 8,888,988 | 7,337,643 | 10,471,857 | 12,161,508 | 18,770,478 | 24,133,847 | 29,818,488 | 32,718,928 | 33,966,688 | 35,814,088 | 40,367,744 | 41,485,879 | 42,316,886 | 45,168,761 | 44,023,635 | 44,917,846 | 46,815,741 | 46,739,874 | 47,678,008 | 49,636,104 | 49,611,544 | 50,607,109 | 51,622,790 | 52,666,800 | 53,739,212 | |
| Running Total | | 6,085,241 | 12,922,287 | 20,269,930 | 30,741,787 | 42,893,216 | 61,663,896 | 85,997,643 | 116,806,028 | 148,525,898 | 184,187,818 | 222,801,707 | 263,186,449 | 304,643,118 | 348,880,003 | 390,126,764 | 434,166,399 | 479,078,246 | 524,894,987 | 571,634,861 | 619,316,684 | 667,960,768 | 717,562,113 | 768,188,222 | 819,792,012 | 872,501,262 | | |
| NET PRESENT VALUE @ 6% | | 365,789,285 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GROSS | | 819,792,012 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | | | |
| City of Grapesvine | 1 | 96,134,143 | 870,145 | 985,191 | 1,054,427 | 1,504,817 | 1,745,185 | 4,311,088 | 5,845,574 | 8,004,229 | 9,197,893 | 10,154,292 | 11,352,024 | 11,991,591 | 12,342,389 | 12,589,745 | 12,842,049 | 13,099,398 | 13,381,895 | 13,629,641 | 13,902,742 | 14,181,505 | 14,466,440 | 14,756,257 | 15,050,871 | 15,352,397 | 232,482,187 | |
| Tarrant County | 1 | 34,257,139 | 691,069 | 783,641 | 837,353 | 1,195,022 | 1,386,899 | 1,933,631 | 2,437,246 | 2,890,494 | 3,135,540 | 3,426,598 | 3,632,167 | 3,763,534 | 3,893,658 | 3,991,884 | 4,041,211 | 4,122,551 | 4,205,406 | 4,289,919 | 4,376,120 | 4,464,047 | 4,553,731 | 4,645,210 | 4,738,518 | 4,833,892 | 78,269,151 | |
| Tarrant County Hospital | 1 | 29,572,337 | 596,511 | 676,475 | 722,842 | 1,031,598 | 1,197,063 | 1,886,465 | 2,103,943 | 2,496,576 | 2,706,743 | 2,857,321 | 3,136,318 | 3,274,840 | 3,382,510 | 3,419,909 | 3,488,655 | 3,556,777 | 3,630,301 | 3,703,256 | 3,777,669 | 3,853,574 | 3,930,591 | 4,009,940 | 4,090,807 | 4,173,666 | 67,588,086 | |
| TCC | 1 | 19,330,823 | 389,923 | 442,193 | 472,502 | 674,327 | 782,487 | 1,102,396 | 1,375,200 | 1,625,408 | 1,789,323 | 1,933,511 | 2,050,125 | 2,140,873 | 2,191,443 | 2,235,500 | 2,280,438 | 2,326,275 | 2,373,028 | 2,420,718 | 2,469,359 | 2,518,974 | 2,569,581 | 2,621,200 | 2,673,852 | 2,727,557 | 44,166,019 | |
| TRWD | 1 | 2,595,237 | 52,349 | 59,367 | 63,436 | 90,532 | 105,053 | 148,000 | 184,640 | 218,279 | 237,541 | 259,584 | 275,240 | 287,397 | 294,213 | 300,128 | 306,161 | 312,315 | 318,591 | 324,994 | 331,524 | 338,185 | 344,980 | 351,910 | 358,979 | 366,199 | 5,929,527 | |
| Grapesvine/Colleyville ISD | 1 | 4,171,228,623 | 3,455,325 | 3,915,590 | 4,187,053 | 5,925,951 | 8,534,022 | 9,768,997 | 12,187,152 | 14,403,561 | 15,719,889 | 17,133,842 | 18,167,211 | 18,959,809 | 19,418,216 | 19,629,350 | 20,298,137 | 20,614,319 | 21,028,824 | 21,451,715 | 21,882,259 | 22,320,923 | 22,772,101 | 23,235,288 | 23,699,383 | 24,170,290 | 391,378,402 | |
| | 1 | 3,353,789,290 | 6,068,241 | 6,866,988 | 7,337,643 | 10,471,857 | 12,161,508 | 18,770,478 | 24,133,847 | 29,818,488 | 32,718,928 | 33,966,688 | 35,814,088 | 40,367,744 | 41,485,879 | 42,316,886 | 45,168,761 | 44,023,635 | 44,917,846 | 46,815,741 | 46,739,874 | 47,678,008 | 49,636,104 | 49,611,544 | 50,607,109 | 51,622,790 | 518,775,012 | |

Financial Feasibility Analysis

20 YEAR - RETAIL : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 8.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.33243600 | 100% | 0.33243600 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22788700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.03000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 2.31340800 | | 0.33243600 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.33243600 | 0% | 0.00000000 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22788700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.03000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 2.31340800 | | 0.00000000 |

| | | | |
|----------------|-----------|-------|-----------|
| Sales Tax Rate | 0.020000% | 0.00% | 0.000000% |
|----------------|-----------|-------|-----------|

Retail

| Retail | Year | AREA SF | REAL PROPERTY | | PERSONAL PROPERTY | | SALES | |
|-------------------------------------|------|------------------|---------------|--------------------|-------------------|-------------------|-----------|--------------------|
| | | | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Existing Mall | N/A | - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Destination Entertainment Phase One | 2020 | 125,000 | \$ 180.00 | \$ 22,500,000 | \$ 15.00 | \$ 1,875,000 | \$ 300.00 | \$ 37,500,000 |
| Destination Entertainment Phase Two | 2025 | 175,000 | \$ 180.00 | \$ 31,500,000 | \$ 15.00 | \$ 2,625,000 | \$ 300.00 | \$ 52,500,000 |
| Retail Commercial | 2020 | 192,000 | \$ 150.00 | \$ 28,800,000 | \$ 15.00 | \$ 2,850,000 | \$ 300.00 | \$ 57,600,000 |
| Destination Entertainment | 2020 | 300,000 | \$ 150.00 | \$ 45,000,000 | \$ 15.00 | \$ 4,500,000 | \$ 300.00 | \$ 90,000,000 |
| Destination Entertainment Phase One | 2022 | 225,000 | \$ 150.00 | \$ 33,750,000 | \$ 15.00 | \$ 3,375,000 | \$ 300.00 | \$ 67,500,000 |
| Destination Entertainment Phase Two | 2025 | 225,000 | \$ 150.00 | \$ 33,750,000 | \$ 15.00 | \$ 3,375,000 | \$ 300.00 | \$ 67,500,000 |
| TOTAL | | 1,242,000 | | 155,300,000 | | 18,630,000 | | 372,600,000 |

OUTPUT

| TOTAL TAX REVENUE | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 82.8% | \$ 148,701,800 | \$ 11,668,138 | \$ 1,113,022 |
| Tarrant County | 5.7% | \$ 10,148,321 | \$ 8,264,438 | \$ 893,894 |
| Tarrant County Hospital | 4.9% | \$ 8,780,488 | \$ 7,897,489 | \$ 783,010 |
| TCC | 3.2% | \$ 8,728,497 | \$ 8,227,739 | \$ 498,789 |
| TRWD | 0.4% | \$ 768,812 | \$ 701,851 | \$ 66,961 |
| Grapevine/Colleyville ISD | 2.9% | \$ 6,121,899 | \$ 701,851 | \$ 4,419,787 |
| | 100.0% | \$ 177,226,738 | \$ 35,659,603 | \$ 7,746,363 |
| | | 100.0% | 20.1% | 4.4% |
| | | | | 75.4% |

| TOTAL PARTICIPATION | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|-------|
| City of Grapevine | 100.0% | \$ 11,668,138 | \$ - | \$ - |
| Tarrant County | 0.0% | \$ - | \$ - | \$ - |
| Tarrant County Hospital | 0.0% | \$ - | \$ - | \$ - |
| TCC | 0.0% | \$ - | \$ - | \$ - |
| TRWD | 0.0% | \$ - | \$ - | \$ - |
| Grapevine/Colleyville ISD | 0.0% | \$ - | \$ - | \$ - |
| | 100.0% | \$ 11,668,138 | \$ - | \$ - |
| | | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 81.8% | \$ 135,034,944 | \$ - | \$ - |
| Tarrant County | 6.1% | \$ 10,148,321 | \$ 8,264,438 | \$ 893,894 |
| Tarrant County Hospital | 3.2% | \$ 8,780,488 | \$ 7,897,489 | \$ 783,010 |
| TCC | 3.9% | \$ 8,728,497 | \$ 8,227,739 | \$ 498,789 |
| TRWD | 0.9% | \$ 768,812 | \$ 701,851 | \$ 66,961 |
| Grapevine/Colleyville ISD | 3.1% | \$ 6,121,899 | \$ 701,851 | \$ 4,419,787 |
| | 100.0% | \$ 177,226,738 | \$ 23,699,367 | \$ 7,746,363 |
| | | 100.0% | 14.4% | 9.9% |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | | | |
|--------------------------|-----------------------------|------|------|------|------|------------------|------------------|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2016 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | DU | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 4,297,892 | - | - | - | - | 160,069 | 240,104 | 310,238 | 456,647 | 510,878 | 593,134 | 621,204 | 640,253 | 662,236 | 678,453 | 698,093 | 702,773 | 716,628 | 731,165 | 745,788 | 760,704 | 775,918 | 791,438 | 807,265 | 823,392 |
| Tarrant County | 3,700,937 | - | - | - | - | 127,116 | 190,674 | 238,782 | 362,637 | 405,702 | 471,042 | 493,317 | 515,392 | 525,004 | 536,422 | 547,160 | 558,093 | 569,255 | 580,640 | 592,253 | 604,098 | 616,180 | 628,504 | 641,074 | 653,889 |
| Tarrant County Hospital | 3,188,638 | - | - | - | - | 109,732 | 164,599 | 257,022 | 313,045 | 350,221 | 406,625 | 425,854 | 445,082 | 453,004 | 462,064 | 472,325 | 481,772 | 491,407 | 501,236 | 511,260 | 521,485 | 531,915 | 542,553 | 553,405 | 564,480 |
| TCC | 2,291,647 | - | - | - | - | 71,729 | 107,394 | 168,597 | 204,629 | 229,920 | 265,800 | 278,392 | 290,938 | 296,757 | 302,892 | 308,746 | 314,921 | 321,220 | 327,644 | 334,197 | 340,881 | 347,698 | 354,652 | 361,745 | 368,976 |
| TROW | 780,818 | - | - | - | - | 8,890 | 14,445 | 22,835 | 27,473 | 32,739 | 35,685 | 37,373 | 39,060 | 39,841 | 40,638 | 41,437 | 42,240 | 43,045 | 43,854 | 44,666 | 45,481 | 46,300 | 47,124 | 47,953 | 48,787 |
| Grapevine/Coleville ID | 16,636,140 | - | - | - | - | 835,628 | 953,442 | 1,494,023 | 1,813,222 | 2,028,664 | 2,355,388 | 2,466,772 | 2,578,155 | 2,690,539 | 2,802,923 | 2,915,307 | 3,027,691 | 3,140,075 | 3,252,459 | 3,364,843 | 3,477,227 | 3,589,611 | 3,701,995 | 3,814,379 | 3,926,763 |
| Total | 32,437,931 | - | - | - | - | 1,113,805 | 1,670,897 | 2,614,797 | 3,177,752 | 3,855,127 | 4,127,995 | 4,322,888 | 4,517,781 | 4,712,674 | 4,907,567 | 5,102,460 | 5,297,353 | 5,492,246 | 5,687,139 | 5,882,032 | 6,076,925 | 6,271,818 | 6,466,711 | 6,661,604 | 6,856,497 |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | DU | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 246,437 | - | - | - | - | 15,384 | 23,075 | 30,767 | 42,545 | 48,532 | 56,222 | 59,126 | 61,923 | 64,720 | 67,517 | 70,314 | 73,111 | 75,908 | 78,705 | 81,502 | 84,299 | 87,096 | 89,893 | 92,690 | 95,487 |
| Tarrant County | 283,729 | - | - | - | - | 12,217 | 18,325 | 24,433 | 32,881 | 38,541 | 44,726 | 46,956 | 49,187 | 50,767 | 52,347 | 53,927 | 55,507 | 57,087 | 58,667 | 60,247 | 61,827 | 63,407 | 64,987 | 66,567 | 68,147 |
| Tarrant County Hospital | 309,381 | - | - | - | - | 10,546 | 15,819 | 24,928 | 29,852 | 33,270 | 38,611 | 40,534 | 42,457 | 43,309 | 44,172 | 45,035 | 45,897 | 46,760 | 47,623 | 48,486 | 49,349 | 50,212 | 51,075 | 51,938 | 52,801 |
| TCC | 189,860 | - | - | - | - | 6,894 | 10,249 | 16,357 | 19,513 | 21,746 | 25,220 | 26,496 | 27,772 | 28,309 | 28,846 | 29,383 | 29,920 | 30,457 | 31,000 | 31,543 | 32,086 | 32,629 | 33,172 | 33,715 | 34,258 |
| TROW | 26,784 | - | - | - | - | 925 | 1,480 | 2,388 | 2,920 | 3,320 | 3,889 | 3,937 | 4,001 | 4,065 | 4,129 | 4,193 | 4,257 | 4,321 | 4,385 | 4,449 | 4,513 | 4,577 | 4,641 | 4,705 | 4,769 |
| Grapevine/Coleville ID | 1,748,810 | - | - | - | - | 81,068 | 91,611 | 144,452 | 172,817 | 192,718 | 223,858 | 234,296 | 245,033 | 255,870 | 266,707 | 277,544 | 288,381 | 299,218 | 310,055 | 320,892 | 331,729 | 342,566 | 353,403 | 364,240 | 375,077 |
| Total | 3,694,741 | - | - | - | - | 197,033 | 280,539 | 353,744 | 462,027 | 537,728 | 591,949 | 611,682 | 631,415 | 651,148 | 670,881 | 690,614 | 710,347 | 730,080 | 749,813 | 769,546 | 789,279 | 809,012 | 828,745 | 848,478 | 868,211 |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | DU | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 21,435,243 | - | - | - | - | 1,691,000 | 2,776,500 | 4,377,000 | 5,238,500 | 6,438,000 | 6,777,000 | 7,116,500 | 7,456,000 | 7,795,500 | 8,135,000 | 8,474,500 | 8,814,000 | 9,153,500 | 9,493,000 | 9,832,500 | 10,172,000 | 10,511,500 | 10,851,000 | 11,190,500 | 11,530,000 |
| | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | DU | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 3,700,937 | - | - | - | - | 2,026,453 | 3,039,670 | 4,789,615 | 5,739,693 | 6,398,000 | 7,426,478 | 7,739,832 | 8,163,187 | 8,326,450 | 8,490,279 | 8,654,108 | 8,818,296 | 9,012,918 | 9,193,074 | 9,378,936 | 9,564,474 | 9,754,764 | 9,950,870 | 10,149,897 | 10,352,950 |
| Tarrant County | 4,060,691 | - | - | - | - | 138,333 | 208,999 | 327,670 | 397,218 | 444,243 | 515,770 | 540,273 | 564,776 | 576,071 | 587,592 | 599,344 | 611,331 | 623,557 | 636,029 | 648,749 | 661,724 | 674,959 | 688,458 | 702,227 | 715,680 |
| Tarrant County Hospital | 3,908,268 | - | - | - | - | 120,278 | 180,418 | 282,860 | 342,897 | 383,401 | 445,237 | 466,388 | 487,540 | 497,291 | 507,237 | 517,381 | 527,729 | 538,284 | 549,049 | 560,030 | 571,231 | 582,655 | 594,309 | 606,183 | 618,299 |
| TCC | 2,291,647 | - | - | - | - | 78,623 | 117,334 | 184,898 | 224,142 | 252,877 | 291,039 | 304,865 | 318,692 | 326,056 | 331,567 | 336,708 | 344,962 | 351,861 | 358,498 | 365,076 | 372,398 | 380,466 | 388,481 | 396,353 | 404,187 |
| TROW | 307,618 | - | - | - | - | 10,546 | 15,819 | 24,824 | 30,092 | 33,655 | 39,074 | 40,938 | 42,799 | 43,642 | 44,515 | 45,405 | 46,319 | 47,259 | 48,184 | 49,148 | 50,131 | 51,135 | 52,156 | 53,199 | 54,262 |
| Grapevine/Coleville ID | 30,200,973 | - | - | - | - | 606,716 | 1,045,674 | 1,638,475 | 1,986,239 | 2,221,382 | 2,579,046 | 2,701,368 | 2,824,090 | 2,947,812 | 3,071,534 | 3,195,256 | 3,318,978 | 3,442,699 | 3,566,421 | 3,690,143 | 3,813,865 | 3,937,587 | 4,061,309 | 4,185,031 | 4,308,753 |
| Total | 41,177,130 | - | - | - | - | 3,071,898 | 4,607,897 | 7,248,342 | 8,730,250 | 9,723,358 | 11,296,643 | 11,848,898 | 12,401,153 | 12,953,408 | 13,505,663 | 14,057,918 | 14,610,173 | 15,162,428 | 15,714,683 | 16,266,938 | 16,819,193 | 17,371,448 | 17,923,703 | 18,475,958 | 19,028,213 |

Financial Feasibility Analysis

20 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 8.00% |
|---------------|-------|

| REAL PROPERTY TAX | PARTICIPATION | | |
|---------------------------|---------------|------|------------|
| City of Grapevine | 0.33243000 | 100% | 0.33243000 |
| Tarrant County | 0.28400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 2.31340800 | | 0.33243000 |

| PERSONAL PROPERTY TAX | PARTICIPATION | | |
|---------------------------|---------------|----|------------|
| City of Grapevine | 0.33243000 | 0% | 0.00000000 |
| Tarrant County | 0.28400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 2.31340800 | | 0.00000000 |

| | | | |
|----------------|------------|-------|------------|
| Sales Tax Rate | 0.02000000 | 0.00% | 0.00000000 |
|----------------|------------|-------|------------|

| Office | Year | AREA SF | REAL PROPERTY \$ / SF | TAX VALUE | PERSONAL PROPERTY \$ / SF | TAX VALUE | SALES \$ / SF | TAX VALUE |
|--------------------|------|------------------|-----------------------|--------------------|---------------------------|-------------------|---------------|-----------|
| Office - Kubota | 2017 | 200,000 | \$ 287.00 | \$ 87,400,000 | \$ 10.00 | \$ 2,000,000 | \$ - | \$ - |
| Office Phase One | 2019 | 280,000 | \$ 287.00 | \$ 71,760,000 | \$ 10.00 | \$ 2,800,000 | | |
| Office Phase Two | 2022 | 350,000 | \$ 287.00 | \$ 100,450,000 | \$ 10.00 | \$ 3,500,000 | | |
| Office Phase Three | 2025 | 400,000 | \$ 287.00 | \$ 114,800,000 | \$ 10.00 | \$ 4,000,000 | | |
| Office Phase One | 2019 | 150,000 | \$ 120.00 | \$ 18,000,000 | \$ 10.00 | \$ 1,500,000 | | |
| Office Phase Two | 2022 | 150,000 | \$ 120.00 | \$ 18,000,000 | \$ 10.00 | \$ 1,500,000 | | |
| Office Phase Three | 2025 | 175,000 | \$ 120.00 | \$ 21,000,000 | \$ 10.00 | \$ 1,750,000 | | |
| TOTAL | | 1,675,000 | | 401,400,000 | | 16,750,000 | | |

► OUTPUT

| TOTAL TAX REVENUE | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 14.4% | \$ 24,083,307 | \$ - | \$ 988,278 |
| Tarrant County | 11.4% | \$ 19,102,807 | \$ - | \$ - |
| Tarrant County Hospital | 9.9% | \$ 17,181,181 | \$ - | \$ - |
| TCC | 6.4% | \$ 11,290,883 | \$ - | \$ - |
| TRWD | 0.9% | \$ 1,447,883 | \$ - | \$ - |
| Grapevine/Colleyville ISD | 57.7% | \$ 88,622,378 | \$ 96,854,288 | \$ 3,988,089 |
| | 100.0% | \$ 174,407,746 | \$ 187,453,875 | \$ 6,965,867 |

| TOTAL PARTICIPATION | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|-------|
| City of Grapevine | 100.0% | \$ 24,083,307 | \$ - | \$ - |
| Tarrant County | 0.0% | \$ - | \$ - | \$ - |
| Tarrant County Hospital | 0.0% | \$ - | \$ - | \$ - |
| TCC | 0.0% | \$ - | \$ - | \$ - |
| TRWD | 0.0% | \$ - | \$ - | \$ - |
| Grapevine/Colleyville ISD | 100.0% | \$ 24,083,307 | \$ - | \$ - |

| NET BENEFIT | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 0.7% | \$ 988,278 | \$ - | \$ 988,278 |
| Tarrant County | 13.2% | \$ 19,802,807 | \$ - | \$ 703,559 |
| Tarrant County Hospital | 11.4% | \$ 17,181,181 | \$ - | \$ 888,056 |
| TCC | 7.9% | \$ 11,290,883 | \$ - | \$ 447,789 |
| TRWD | 1.0% | \$ 1,447,883 | \$ - | \$ 80,118 |
| Grapevine/Colleyville ISD | 66.2% | \$ 88,622,378 | \$ 96,854,288 | \$ 3,988,089 |
| | 100.0% | \$ 130,347,743 | \$ 96,854,288 | \$ 6,965,867 |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|---------------------------|--------------------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | |
| | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | 28,700,000 | 43,050,000 | 102,275,000 | 124,712,500 | 147,150,000 | 206,375,000 | 235,927,500 | 265,480,000 | 333,500,000 | 357,450,000 | 401,400,000 | 408,428,000 | 417,615,560 | 425,982,891 | 434,498,289 | 443,178,034 | 452,041,595 | 461,082,427 | 470,304,078 | 479,710,157 | 489,304,260 | 499,090,447 |
| City of Grapewine | | 3,778,766 | 5,745 | 143,115 | 340,002 | 414,503 | 489,184 | 566,071 | 784,514 | 882,058 | 1,108,864 | 1,221,547 | 1,324,410 | 1,361,098 | 1,388,320 | 1,416,061 | 1,444,408 | 1,473,297 | 1,502,763 | 1,532,818 | 1,563,474 | 1,594,244 | 1,625,130 |
| Tarrant County | | 7,787,824 | 75,748 | 113,852 | 270,006 | 329,241 | 386,476 | 444,830 | 623,007 | 701,184 | 880,440 | 970,068 | 1,050,696 | 1,080,890 | 1,102,506 | 1,124,558 | 1,147,048 | 1,169,990 | 1,193,390 | 1,217,258 | 1,241,603 | 1,266,435 | 1,291,764 |
| Tarrant County Hospital | | 4,200,185 | 65,406 | 96,110 | 233,082 | 284,216 | 335,350 | 470,322 | 571,009 | 655,294 | 780,036 | 837,456 | 914,779 | 933,074 | 951,126 | 969,178 | 987,230 | 1,005,282 | 1,023,334 | 1,041,386 | 1,059,438 | 1,077,490 | 1,095,542 |
| TCC | | 4,279,739 | 42,754 | 64,132 | 152,359 | 185,784 | 219,209 | 307,437 | 351,551 | 395,664 | 496,815 | 549,290 | 597,004 | 606,925 | 622,123 | 634,558 | 647,257 | 660,202 | 673,406 | 686,874 | 700,612 | 714,624 | 728,917 |
| TRWD | | 690,002 | 8,600 | 12,740 | 30,455 | 36,943 | 49,435 | 66,735 | 77,158 | 102,120 | 116,760 | 156,240 | 164,880 | 168,880 | 173,120 | 177,560 | 182,100 | 186,740 | 191,480 | 196,320 | 201,260 | 206,300 | 211,440 |
| Grapewine/Colleyville ISD | | 38,614,072 | 58,239 | 1,265,123 | 1,646,330 | 1,942,227 | 2,724,356 | 3,115,271 | 3,506,186 | 4,402,534 | 4,850,207 | 5,298,881 | 5,404,859 | 5,512,856 | 5,623,215 | 5,735,680 | 5,850,393 | 5,967,401 | 6,086,740 | 6,208,484 | 6,332,654 | 6,459,267 | 6,588,325 |
| Total | | 43,074,003 | 63,948 | 995,921 | 2,748,639 | 3,665,106 | 5,404,177 | 6,774,232 | 8,589,549 | 11,444,400 | 12,715,208 | 14,600,810 | 15,286,012 | 15,971,732 | 16,657,452 | 17,343,172 | 18,028,892 | 18,714,612 | 19,400,332 | 20,086,052 | 20,771,772 | 21,457,492 | 22,143,212 |
| | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| PERSONAL PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | 1,000,000 | 7,500,000 | 4,000,000 | 5,000,000 | 6,000,000 | 8,500,000 | 9,750,000 | 11,000,000 | 13,875,000 | 15,312,500 | 16,750,000 | 17,085,000 | 17,420,000 | 17,755,000 | 18,090,000 | 18,425,000 | 18,760,000 | 19,095,000 | 19,430,000 | 19,765,000 | 20,100,000 | |
| City of Grapewine | | 404,079 | 3,324 | 4,987 | 13,208 | 16,622 | 19,946 | 28,257 | 32,413 | 36,568 | 46,126 | 50,905 | 55,684 | 58,797 | 62,013 | 65,229 | 68,445 | 71,661 | 74,877 | 78,093 | 81,309 | 84,525 | |
| Tarrant County | | 221,128 | 2,640 | 3,960 | 10,500 | 13,200 | 15,840 | 22,440 | 25,740 | 29,040 | 36,300 | 40,425 | 44,220 | 47,810 | 51,400 | 55,000 | 58,600 | 62,200 | 65,800 | 69,400 | 73,000 | 76,600 | |
| Tarrant County Hospital | | 377,211 | 2,379 | 3,418 | 9,116 | 11,395 | 13,674 | 19,371 | 22,220 | 25,069 | 31,621 | 34,907 | 38,173 | 38,536 | 39,315 | 40,094 | 40,873 | 41,652 | 42,431 | 43,210 | 43,989 | 44,768 | |
| TCC | | 181,209 | 1,490 | 2,235 | 5,959 | 7,449 | 8,938 | 12,862 | 14,525 | 18,387 | 20,670 | 22,811 | 24,952 | 25,432 | 25,912 | 26,392 | 26,872 | 27,352 | 27,832 | 28,312 | 28,792 | 29,272 | |
| TRWD | | 24,339 | 300 | 400 | 800 | 1,000 | 1,200 | 1,600 | 2,000 | 2,400 | 3,200 | 3,600 | 4,000 | 4,400 | 4,800 | 5,200 | 5,600 | 6,000 | 6,400 | 6,800 | 7,200 | 7,600 | |
| Grapewine/Colleyville ISD | | 7,079,774 | 13,201 | 19,807 | 52,804 | 66,005 | 79,206 | 112,209 | 128,710 | 145,211 | 183,164 | 202,140 | 221,117 | 225,572 | 230,027 | 234,482 | 238,937 | 243,392 | 247,847 | 252,302 | 256,757 | 261,212 | |
| Total | | 2,113,523 | 23,134 | 34,791 | 92,836 | 115,879 | 138,904 | 196,640 | 225,657 | 254,475 | 320,885 | 354,240 | 387,498 | 395,245 | 402,992 | 410,739 | 418,486 | 426,233 | 433,980 | 441,727 | 449,474 | 457,221 | |
| | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| SALES TAX | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | 80,126,116 | 98,734 | 148,102 | 353,300 | 431,215 | 509,130 | 714,328 | 816,927 | 919,526 | 1,134,810 | 1,272,452 | 1,390,094 | 1,471,896 | 1,446,253 | 1,475,179 | 1,504,105 | 1,533,031 | 1,561,957 | 1,590,883 | 1,619,809 | 1,648,735 | |
| City of Grapewine | | 8,082,785 | 78,408 | 117,612 | 280,556 | 342,441 | 404,316 | 567,270 | 648,747 | 820,224 | 917,010 | 1,010,493 | 1,103,976 | 1,125,994 | 1,148,012 | 1,170,030 | 1,192,048 | 1,214,066 | 1,236,084 | 1,258,102 | 1,280,120 | 1,302,138 | |
| Tarrant County | | 4,577,458 | 45,754 | 68,631 | 167,556 | 209,441 | 251,326 | 344,290 | 405,765 | 487,240 | 589,704 | 651,179 | 712,654 | 734,672 | 756,690 | 778,708 | 800,726 | 822,744 | 844,762 | 866,780 | 888,798 | 910,816 | |
| Tarrant County Hospital | | 4,900,956 | 69,006 | 103,528 | 242,188 | 295,611 | 349,034 | 498,094 | 597,068 | 696,042 | 845,006 | 943,980 | 1,042,954 | 1,064,972 | 1,086,990 | 1,108,008 | 1,129,026 | 1,150,044 | 1,171,062 | 1,192,080 | 1,213,098 | 1,234,116 | |
| TCC | | 4,244,244 | 42,442 | 63,663 | 159,159 | 198,951 | 238,743 | 324,324 | 373,905 | 459,486 | 529,067 | 598,648 | 648,229 | 669,817 | 691,406 | 712,995 | 734,584 | 756,173 | 777,762 | 799,351 | 820,940 | 842,529 | |
| TRWD | | 81,230 | 812 | 1,015 | 2,030 | 2,640 | 3,450 | 4,600 | 5,750 | 7,600 | 10,000 | 12,400 | 14,800 | 15,200 | 15,600 | 16,000 | 16,400 | 16,800 | 17,200 | 17,600 | 18,000 | 18,400 | |
| Grapewine/Colleyville ISD | | 40,119,927 | 58,239 | 1,265,123 | 1,646,330 | 1,942,227 | 2,724,356 | 3,115,271 | 3,506,186 | 4,402,534 | 4,850,207 | 5,298,881 | 5,404,859 | 5,512,856 | 5,623,215 | 5,735,680 | 5,850,393 | 5,967,401 | 6,086,740 | 6,208,484 | 6,332,654 | 6,459,267 | |
| Total | | 97,173,177 | 99,782 | 1,409,822 | 3,408,572 | 4,207,777 | 5,607,027 | 7,006,277 | 8,405,527 | 10,804,777 | 12,204,027 | 14,603,277 | 16,002,527 | 16,401,777 | 16,801,027 | 17,200,277 | 17,600,027 | 18,000,027 | 18,400,027 | 18,800,027 | 19,200,027 | 19,600,027 | |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|--|---------------|-------------|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARTICIPATION | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | | 28,700,000 | 43,650,000 | 102,275,000 | 124,712,500 | 147,150,000 | 206,375,000 | 235,987,500 | 265,600,000 | 333,500,000 | 367,450,000 | 401,400,000 | 409,428,000 | 417,616,560 | 425,968,891 | 434,488,289 | 443,178,034 | 452,041,555 | 461,082,427 | 470,304,076 | 479,710,157 | 489,304,360 | 499,090,447 | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | 9,773,740 | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | 95,410 | 143,115 | 340,002 | 414,593 | 489,184 | 668,071 | 784,514 | 882,958 | 1,108,684 | 1,221,547 | 1,334,410 | 1,361,098 | 1,388,320 | 1,416,087 | 1,444,408 | 1,473,297 | 1,502,763 | 1,532,818 | 1,563,474 | 1,594,744 | 1,626,639 | 1,659,171 | 24,083,307 |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine-Colleyville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 9,773,740 | 95,410 | 143,115 | 340,002 | 414,593 | 489,184 | 668,071 | 784,514 | 882,958 | 1,108,684 | 1,221,547 | 1,334,410 | 1,361,098 | 1,388,320 | 1,416,087 | 1,444,408 | 1,473,297 | 1,502,763 | 1,532,818 | 1,563,474 | 1,594,744 | 1,626,639 | 1,659,171 | 24,083,307 |
| PERSONAL PROPERTY | Taxable Value | | 1,000,000 | 1,500,000 | 4,000,000 | 5,000,000 | 6,000,000 | 8,500,000 | 9,750,000 | 11,000,000 | 13,875,000 | 15,312,500 | 16,750,000 | 17,045,000 | 17,428,700 | 17,775,224 | 18,130,739 | 18,493,353 | 18,863,221 | 19,240,489 | 19,625,285 | 20,017,801 | 20,418,157 | 20,826,520 | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine-Colleyville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES TAX | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | 9,773,740 | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | 95,410 | 143,115 | 340,002 | 414,593 | 489,184 | 668,071 | 784,514 | 882,958 | 1,108,684 | 1,221,547 | 1,334,410 | 1,361,098 | 1,388,320 | 1,416,087 | 1,444,408 | 1,473,297 | 1,502,763 | 1,532,818 | 1,563,474 | 1,594,744 | 1,626,639 | 1,659,171 | 24,083,307 |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine-Colleyville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 9,773,740 | 95,410 | 143,115 | 340,002 | 414,593 | 489,184 | 668,071 | 784,514 | 882,958 | 1,108,684 | 1,221,547 | 1,334,410 | 1,361,098 | 1,388,320 | 1,416,087 | 1,444,408 | 1,473,297 | 1,502,763 | 1,532,818 | 1,563,474 | 1,594,744 | 1,626,639 | 1,659,171 | 24,083,307 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | 904,978 | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | 9,082,793 | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | 6,977,408 | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | 4,909,898 | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | 812,350 | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine-Colleyville ISD | | 78,114,870 | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 102,798,227 | | | | | | | | | | | | | | | | | | | | | | | |

Financial Feasibility Analysis

20 YEAR - COMMERCIAL : INPUT & OUTPUT

▶ INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.32243900 | 100% | 0.32243900 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.22018000 | 0% | 0.00000000 |
| | 2.31340900 | | 0.32243900 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.32243900 | 0% | 0.00000000 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.00000000 |
| TCC | 0.14897000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.22018000 | 0% | 0.00000000 |
| | 2.31340900 | | 0.00000000 |

| | | | |
|----------------|------------|-------|------------|
| SALES TAX RATE | 0.02000000 | 0.00% | 0.00000000 |
|----------------|------------|-------|------------|

| Residential | | | | | | | | | |
|-------------|---------|---------------|-------------------|---------|--------------|-----------|-----------|-----------|-----------|
| Year | AREA | REAL PROPERTY | PERSONAL PROPERTY | SALES | TAX VALUE | TAX VALUE | TAX VALUE | TAX VALUE | TAX VALUE |
| | SF | \$ / SF | \$ / SF | \$ / SF | | | | | |
| 2010 | 475,000 | \$ 140 | \$ 68,500,000 | \$ 6.00 | \$ 2,850,000 | \$ - | \$ - | \$ - | \$ - |
| 2020 | 550,000 | \$ 140 | \$ 77,000,000 | \$ 6.00 | \$ 2,760,000 | \$ - | \$ - | \$ - | \$ - |
| 2020 | 240,000 | \$ 120 | \$ 28,800,000 | \$ 6.00 | \$ 1,200,000 | \$ - | \$ - | \$ - | \$ - |
| 2020 | 300,000 | \$ 120 | \$ 36,000,000 | \$ 6.00 | \$ 1,800,000 | \$ - | \$ - | \$ - | \$ - |

| | | | | |
|-------|-----------|----------------|--------------|------|
| TOTAL | 1,565,000 | \$ 208,300,000 | \$ 7,825,000 | \$ - |
|-------|-----------|----------------|--------------|------|

OUTPUT

| TOTAL TAX REVENUE | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 14.4% | \$ 15,724,398 | \$ 15,165,499 | \$ 998,889 |
| Tarrant County | 11.4% | \$ 12,486,180 | \$ 12,043,388 | \$ 451,772 |
| Tarrant County Hospital | 8.9% | \$ 10,788,399 | \$ 10,386,408 | \$ 399,999 |
| TCC | 6.4% | \$ 7,050,773 | \$ 6,796,847 | \$ 254,928 |
| TRWD | 0.8% | \$ 848,003 | \$ 812,378 | \$ 34,228 |
| Grapevine/Colleyville ISD | 57.1% | \$ 62,480,432 | \$ 60,221,602 | \$ 2,258,830 |
| | 100.0% | \$ 109,478,135 | \$ 106,635,023 | \$ 3,968,832 |

| TOTAL PARTICIPATION | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|-------|
| City of Grapevine | 100.0% | \$ 15,165,499 | \$ 15,165,499 | \$ - |
| Tarrant County | 0.0% | \$ - | \$ - | \$ - |
| Tarrant County Hospital | 0.0% | \$ - | \$ - | \$ - |
| TCC | 0.0% | \$ - | \$ - | \$ - |
| TRWD | 0.0% | \$ - | \$ - | \$ - |
| Grapevine/Colleyville ISD | 0.0% | \$ - | \$ - | \$ - |
| | 100.0% | \$ 15,165,499 | \$ 15,165,499 | \$ - |

| NET BENEFIT | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|--------------|
| City of Grapevine | 0.6% | \$ 688,889 | \$ - | \$ 998,889 |
| Tarrant County | 12.2% | \$ 12,486,180 | \$ 12,043,388 | \$ 451,772 |
| Tarrant County Hospital | 11.4% | \$ 10,788,399 | \$ 10,386,408 | \$ 399,999 |
| TCC | 7.8% | \$ 7,050,773 | \$ 6,796,847 | \$ 254,928 |
| TRWD | 1.0% | \$ 848,003 | \$ 812,378 | \$ 34,228 |
| Grapevine/Colleyville ISD | 88.2% | \$ 62,480,432 | \$ 60,221,602 | \$ 2,258,830 |
| | 100.0% | \$ 94,270,351 | \$ 90,389,823 | \$ 3,418,646 |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|--------------------------|--------------------------|----|------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 0% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 1,643,368 | | | 110,538 | 168,804 | 456,771 | 574,621 | 892,470 | 708,220 | 720,446 | 734,855 | 749,552 | 764,515 | 779,834 | 795,431 | 811,338 | 827,568 | 844,118 | 861,000 | 878,230 | 895,704 | 913,300 | 931,074 |
| Tarrant County | 5,116,794 | | | 87,780 | 131,670 | 362,738 | 458,324 | 549,912 | 560,910 | 572,128 | 583,571 | 595,242 | 607,147 | 619,290 | 631,676 | 644,310 | 657,196 | 670,340 | 683,746 | 697,421 | 711,370 | 725,597 | 740,109 |
| Tarrant County Hospital | 4,418,719 | | | 75,778 | 113,664 | 313,130 | 393,920 | 474,709 | 484,204 | 493,888 | 503,745 | 513,841 | 524,116 | 534,609 | 545,292 | 556,199 | 567,322 | 578,668 | 590,242 | 602,046 | 614,087 | 626,369 | 638,896 |
| TCC | 2,896,742 | | | 49,532 | 74,299 | 204,985 | 257,485 | 310,303 | 316,511 | 322,841 | 329,288 | 335,884 | 342,601 | 349,453 | 356,442 | 363,571 | 370,843 | 378,259 | 385,825 | 393,541 | 401,412 | 409,440 | 417,629 |
| TRWD | 387,590 | | | 8,850 | 9,973 | 27,480 | 34,570 | 41,990 | 42,483 | 43,143 | 44,210 | 45,094 | 45,998 | 46,916 | 47,854 | 48,811 | 49,788 | 50,783 | 51,799 | 52,835 | 53,892 | 54,969 | 56,059 |
| Grapevine/Coleville ISD | 26,390,308 | | | 438,933 | 638,400 | 1,813,817 | 2,281,793 | 2,742,760 | 2,804,164 | 2,860,809 | 2,918,438 | 2,978,058 | 3,038,668 | 3,099,268 | 3,159,859 | 3,221,432 | 3,283,987 | 3,347,524 | 3,412,043 | 3,477,544 | 3,544,027 | 3,611,493 | 3,679,941 |
| Total | 44,529,136 | | | 769,207 | 1,153,911 | 3,178,620 | 3,998,722 | 4,818,820 | 4,916,207 | 5,013,775 | 5,112,051 | 5,211,037 | 5,310,732 | 5,410,249 | 5,510,588 | 5,611,750 | 5,713,745 | 5,816,574 | 5,920,247 | 6,024,774 | 6,130,163 | 6,236,414 | 6,343,537 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 0% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 391,397 | | | 3,948 | 5,922 | 18,954 | 21,484 | 28,013 | 28,534 | 27,064 | 27,606 | 27,806 | 28,158 | 28,721 | 29,285 | 29,881 | 30,479 | 31,088 | 31,710 | 32,344 | 32,991 | 33,651 | 34,324 |
| Tarrant County | 191,790 | | | 3,135 | 4,703 | 13,464 | 17,081 | 20,850 | 21,071 | 21,492 | 21,922 | 22,361 | 22,809 | 23,264 | 23,730 | 24,204 | 24,688 | 25,182 | 25,686 | 26,199 | 26,723 | 27,258 | 27,803 |
| Tarrant County Hospital | 189,498 | | | 3,706 | 4,059 | 11,623 | 14,728 | 17,833 | 18,100 | 18,553 | 18,924 | 19,302 | 19,689 | 20,080 | 20,484 | 20,894 | 21,312 | 21,738 | 22,173 | 22,616 | 23,069 | 23,530 | 24,001 |
| TCC | 196,173 | | | 1,789 | 2,654 | 7,597 | 9,827 | 11,857 | 11,890 | 12,128 | 12,370 | 12,618 | 12,870 | 13,128 | 13,390 | 13,658 | 13,931 | 14,210 | 14,494 | 14,784 | 15,079 | 15,381 | 15,689 |
| TRWD | 14,823 | | | 238 | 355 | 1,020 | 1,293 | 1,565 | 1,598 | 1,628 | 1,661 | 1,694 | 1,728 | 1,762 | 1,798 | 1,834 | 1,870 | 1,908 | 1,946 | 1,985 | 2,024 | 2,065 | 2,106 |
| Grapevine/Coleville ISD | 888,874 | | | 15,878 | 23,514 | 67,326 | 85,311 | 103,298 | 105,384 | 107,471 | 109,620 | 111,813 | 114,049 | 116,330 | 118,657 | 121,030 | 123,450 | 125,919 | 128,438 | 131,007 | 132,627 | 134,299 | 136,025 |
| Total | 1,672,557 | | | 27,472 | 41,208 | 117,954 | 148,594 | 181,024 | 184,644 | 186,337 | 192,104 | 195,946 | 199,885 | 203,842 | 207,840 | 212,098 | 216,340 | 220,687 | 225,091 | 229,552 | 234,174 | 238,857 | 243,634 |
| SALES TAX | % OCCUPIED Taxable Value | 0% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 4,822,603 | | | 174,484 | 171,756 | 473,728 | 596,105 | 718,484 | 732,853 | 747,511 | 762,451 | 777,710 | 793,284 | 809,139 | 825,312 | 841,818 | 858,655 | 875,820 | 893,344 | 911,211 | 929,435 | 948,024 | 966,985 |
| Tarrant County | 5,397,494 | | | 90,915 | 136,373 | 378,200 | 473,385 | 570,570 | 581,581 | 593,621 | 605,493 | 617,603 | 629,955 | 642,554 | 655,406 | 668,514 | 681,884 | 695,522 | 709,332 | 723,321 | 737,589 | 752,135 | 766,972 |
| Tarrant County Hospital | 4,991,674 | | | 78,492 | 117,723 | 324,753 | 408,648 | 492,542 | 502,393 | 512,441 | 522,690 | 533,144 | 543,807 | 554,683 | 565,776 | 577,229 | 588,934 | 600,408 | 612,415 | 624,563 | 637,158 | 649,899 | 662,897 |
| TCC | 2,996,814 | | | 51,302 | 76,852 | 212,282 | 267,122 | 321,991 | 328,401 | 334,989 | 341,868 | 348,501 | 355,471 | 362,581 | 369,832 | 377,229 | 384,774 | 392,469 | 400,319 | 408,325 | 416,491 | 424,821 | 433,318 |
| TRWD | 462,663 | | | 8,888 | 10,331 | 29,500 | 35,993 | 43,225 | 44,090 | 44,971 | 45,871 | 46,789 | 47,724 | 48,678 | 49,652 | 50,645 | 51,658 | 52,691 | 53,745 | 54,820 | 55,916 | 57,034 | 58,175 |
| Grapevine/Coleville ISD | 28,829,491 | | | 454,669 | 681,814 | 1,981,143 | 2,367,104 | 2,855,056 | 2,917,121 | 2,980,209 | 3,043,691 | 3,088,251 | 3,150,618 | 3,213,019 | 3,275,476 | 3,337,992 | 3,400,578 | 3,477,972 | 3,547,429 | 3,616,378 | 3,690,745 | 3,764,580 | 3,839,651 |
| Total | 41,509,048 | | | 798,879 | 1,195,019 | 3,296,804 | 4,146,226 | 4,999,649 | 5,099,846 | 5,201,843 | 5,305,879 | 5,411,397 | 5,520,227 | 5,630,642 | 5,742,256 | 5,856,120 | 5,975,262 | 6,094,789 | 6,216,683 | 6,341,017 | 6,467,637 | 6,597,194 | 6,729,138 |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|--|---------------|------------|---|---|------------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARTICIPATION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | | | | 33,250,000 | 49,875,000 | 137,400,000 | 172,850,000 | 208,300,000 | 212,468,000 | 216,715,320 | 221,049,628 | 225,470,619 | 229,980,031 | 234,579,632 | 239,271,225 | 244,056,649 | 248,937,792 | 253,916,538 | 258,994,868 | 264,174,766 | 269,458,261 | 274,847,426 | 280,344,375 | 285,951,262 | |
| | PV | 6,442,005 | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 110,536 | 165,804 | 456,771 | 574,621 | 692,470 | 706,320 | 720,446 | 734,855 | 749,552 | 764,543 | 779,834 | 795,431 | 811,339 | 827,566 | 844,118 | 861,000 | 878,220 | 895,784 | 913,700 | 931,974 | 950,614 | 15,165,499 |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Colleyville ISD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | 6,442,005 | | | 110,536 | 165,804 | 456,771 | 574,621 | 692,470 | 706,320 | 720,446 | 734,855 | 749,552 | 764,543 | 779,834 | 795,431 | 811,339 | 827,566 | 844,118 | 861,000 | 878,220 | 895,784 | 913,700 | 931,974 | 950,614 | 15,165,499 |
| PERSONAL PROPERTY | Taxable Value | | | | 1,187,500 | 1,781,250 | 5,100,000 | 6,462,500 | 7,825,000 | 7,981,500 | 8,141,130 | 8,303,953 | 8,470,032 | 8,639,432 | 8,812,221 | 8,989,465 | 9,169,235 | 9,351,569 | 9,536,631 | 9,724,404 | 9,914,992 | 10,108,472 | 10,304,921 | 10,504,420 | 10,707,048 | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Colleyville ISD | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | 1,187,500 | 1,781,250 | 5,100,000 | 6,462,500 | 7,825,000 | 7,981,500 | 8,141,130 | 8,303,953 | 8,470,032 | 8,639,432 | 8,812,221 | 8,989,465 | 9,169,235 | 9,351,569 | 9,536,631 | 9,724,404 | 9,914,992 | 10,108,472 | 10,304,921 | 10,504,420 | 10,707,048 | |
| SALES TAX | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | 6,442,005 | | | 110,536 | 165,804 | 456,771 | 574,621 | 692,470 | 706,320 | 720,446 | 734,855 | 749,552 | 764,543 | 779,834 | 795,431 | 811,339 | 827,566 | 844,118 | 861,000 | 878,220 | 895,784 | 913,700 | 931,974 | 950,614 | 15,165,499 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | PV | 241,997 | | | 3,948 | 5,922 | 16,854 | 21,484 | 26,013 | 26,524 | 27,064 | 27,606 | 28,148 | 28,721 | 29,295 | 29,881 | 30,479 | 31,089 | 31,710 | 32,344 | 32,991 | 33,651 | 34,324 | 35,011 | 35,711 | 569,828 |
| City of Grapevine | | 5,307,494 | | | 90,915 | 136,373 | 376,200 | 473,385 | 570,570 | 591,981 | 593,621 | 605,493 | 617,803 | 629,955 | 642,554 | 655,406 | 668,514 | 681,884 | 695,522 | 709,432 | 723,621 | 738,093 | 752,855 | 767,912 | 783,270 | 12,498,160 |
| Tarrant County | | 4,891,974 | | | 78,482 | 117,723 | 324,753 | 408,648 | 492,542 | 502,393 | 512,441 | 522,890 | 533,144 | 543,807 | 554,663 | 565,778 | 577,092 | 588,624 | 600,460 | 612,615 | 624,963 | 637,156 | 649,899 | 662,907 | 676,155 | 10,798,299 |
| Tarrant County Hospital | | 2,894,914 | | | 51,302 | 76,952 | 212,392 | 287,122 | 321,961 | 328,401 | 334,969 | 341,968 | 348,501 | 355,471 | 362,581 | 369,832 | 377,220 | 384,774 | 392,460 | 400,319 | 408,325 | 416,491 | 424,821 | 433,316 | 441,984 | 7,050,773 |
| TCC | | 402,003 | | | 8,868 | 10,331 | 26,900 | 35,863 | 43,225 | 44,990 | 44,971 | 45,871 | 46,788 | 47,724 | 48,678 | 49,652 | 50,645 | 51,658 | 52,691 | 53,745 | 54,820 | 55,916 | 57,034 | 58,175 | 59,339 | 948,603 |
| TRWD | | 26,638,481 | | | 454,609 | 661,914 | 1,881,143 | 2,397,104 | 2,853,066 | 2,910,127 | 2,968,330 | 3,027,697 | 3,088,291 | 3,150,016 | 3,213,016 | 3,277,278 | 3,342,822 | 3,409,618 | 3,477,672 | 3,547,029 | 3,617,738 | 3,689,745 | 3,764,090 | 3,839,851 | 3,916,948 | 62,480,632 |
| Grapevine/Colleyville ISD | | 40,032,043 | | | 686,143 | 1,029,215 | 2,838,832 | 3,673,605 | 4,307,378 | 4,393,626 | 4,481,398 | 4,571,024 | 4,662,445 | 4,755,094 | 4,850,008 | 4,947,324 | 5,046,760 | 5,147,716 | 5,250,670 | 5,356,063 | 5,462,797 | 5,572,053 | 5,683,494 | 5,797,164 | 5,913,107 | 9,277,030 |

Financial Feasibility Analysis

20 HOTEL : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 8.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.33243800 | 100% | 0.33243800 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22787700 | 0% | 0.00000000 |
| TCC | 0.14887000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 3.31449800 | | 0.33243800 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|------------|
| City of Grapevine | 0.33243800 | 0% | 0.00000000 |
| Tarrant County | 0.26400000 | 0% | 0.00000000 |
| Tarrant County Hospital | 0.22787700 | 0% | 0.00000000 |
| TCC | 0.14887000 | 0% | 0.00000000 |
| TRWD | 0.02000000 | 0% | 0.00000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.00000000 |
| | 2.31449800 | | 0.00000000 |

| | | | |
|----------------|------------|-------|------------|
| Sales Tax Rate | 0.02000000 | 0.00% | 0.00000000 |
|----------------|------------|-------|------------|

| Hotel | Year | AREA SF | REAL PROPERTY | | PERSONAL PROPERTY | | SALES TAX VALUE | |
|-----------------|------|------------------|---------------|--------------------|-------------------|-----------|-----------------|-------------------|
| | | | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Hotel Phase One | 2018 | 465,000 | \$ 146.00 | \$ 67,425,000 | \$ - | \$ - | \$ 26.00 | \$ 11,625,000 |
| Hotel Phase Two | 2021 | 297,800 | \$ 146.00 | \$ 43,177,800 | \$ - | \$ - | 26.00 | \$ 7,697,800 |
| Hotel | 2022 | 326,000 | \$ 126.00 | \$ 40,826,000 | \$ - | \$ - | 26.00 | \$ 8,126,000 |
| Hotel | 2020 | 326,000 | \$ 126.00 | \$ 40,826,000 | \$ - | \$ - | 26.00 | \$ 8,126,000 |
| TOTAL | | 1,402,600 | | 204,882,800 | | | | 37,882,600 |

► OUTPUT

| TOTAL TAX REVENUE | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|---------------|
| City of Grapevine | 26.1% | \$ 28,291,837 | \$ 13,882,348 | \$ - |
| Tarrant County | 8.9% | \$ 11,103,809 | \$ 11,103,809 | \$ - |
| Tarrant County Hospital | 8.9% | \$ 9,686,321 | \$ 9,686,321 | \$ - |
| TCC | 8.6% | \$ 6,285,681 | \$ 6,285,681 | \$ - |
| TRWD | 0.7% | \$ 841,189 | \$ 841,189 | \$ - |
| Grapevine/Colleyville ISD | 48.3% | \$ 66,623,291 | \$ 66,623,291 | \$ - |
| | 100.0% | \$ 123,222,028 | \$ 87,201,654 | \$ 16,379,492 |

| TOTAL PARTICIPATION | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|-------|
| City of Grapevine | 100.0% | \$ 13,882,348 | \$ - | \$ - |
| Tarrant County | 0.0% | \$ - | \$ - | \$ - |
| Tarrant County Hospital | 0.0% | \$ - | \$ - | \$ - |
| TCC | 0.0% | \$ - | \$ - | \$ - |
| TRWD | 0.0% | \$ - | \$ - | \$ - |
| Grapevine/Colleyville ISD | 0.0% | \$ - | \$ - | \$ - |
| | 100.0% | \$ 13,882,348 | \$ - | \$ - |

| NET BENEFIT | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|---------------|
| City of Grapevine | 15.6% | \$ 16,379,492 | \$ - | \$ - |
| Tarrant County | 11.3% | \$ 11,103,809 | \$ 11,103,809 | \$ - |
| Tarrant County Hospital | 8.7% | \$ 9,686,321 | \$ 9,686,321 | \$ - |
| TCC | 8.3% | \$ 6,285,681 | \$ 6,285,681 | \$ - |
| TRWD | 0.9% | \$ 841,189 | \$ 841,189 | \$ - |
| Grapevine/Colleyville ISD | 36.3% | \$ 66,623,291 | \$ 66,623,291 | \$ - |
| | 100.0% | \$ 123,222,028 | \$ 83,518,752 | \$ 16,379,492 |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|--------------------------|--------------------------|----|-----|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 0% | 10% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 3,852,942 | | | 112,073 | 168,110 | 291,674 | 418,832 | 596,819 | 941,280 | 631,043 | 694,864 | 108,557 | 722,728 | 737,163 | 751,026 | 766,965 | 782,304 | 797,950 | 813,009 | 830,187 | 846,791 | 863,727 | 881,002 |
| Tarrant County | 4,850,069 | | | 89,001 | 133,502 | 231,627 | 332,907 | 450,128 | 514,026 | 540,887 | 557,854 | 592,687 | 573,941 | 585,419 | 597,128 | 609,070 | 621,252 | 633,677 | 646,350 | 659,277 | 672,463 | 685,912 | 699,630 |
| Tarrant County Hospital | 4,814,151 | | | 76,830 | 115,245 | 199,951 | 287,122 | 388,572 | 443,730 | 466,875 | 476,213 | 485,737 | 495,452 | 505,361 | 515,468 | 525,778 | 536,293 | 547,019 | 557,959 | 569,119 | 580,501 | 592,111 | 603,953 |
| TCC | 2,823,840 | | | 50,222 | 75,332 | 130,703 | 187,684 | 253,999 | 290,054 | 305,184 | 311,287 | 317,513 | 323,863 | 330,341 | 336,947 | 343,686 | 350,560 | 357,571 | 364,723 | 372,017 | 379,458 | 387,047 | 394,788 |
| TRWD | 392,278 | | | 6,743 | 10,114 | 17,548 | 25,198 | 34,101 | 38,941 | 40,973 | 41,792 | 42,628 | 43,480 | 44,350 | 45,237 | 46,142 | 47,065 | 48,006 | 48,966 | 49,945 | 50,944 | 51,963 | 53,002 |
| Grapevine/Coleville ISD | 23,252,027 | | | 445,039 | 667,558 | 1,158,223 | 1,683,161 | 2,250,812 | 2,570,317 | 2,704,390 | 2,758,478 | 2,813,647 | 2,869,920 | 2,927,319 | 2,985,865 | 3,045,582 | 3,106,404 | 3,168,624 | 3,231,996 | 3,296,636 | 3,362,569 | 3,429,820 | 3,498,417 |
| Total | 45,741,063 | | | 778,907 | 1,188,858 | 2,029,726 | 2,914,602 | 3,944,438 | 4,904,946 | 4,729,307 | 4,834,087 | 4,938,789 | 5,039,383 | 5,129,972 | 5,222,972 | 5,317,223 | 5,412,968 | 5,509,847 | 5,608,904 | 5,710,182 | 5,812,726 | 5,916,580 | 6,021,718 |
| PERSONAL PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
| | % OCCUPIED Taxable Value | 0% | 0% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Coleville ISD | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | |
| SALES TAX | | | | | | | | | | | | | | | | | | | | | | | |
| | % OCCUPIED Taxable Value | 0% | 0% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Coleville ISD | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 6,427,960 | | | 118,280 | 174,375 | 313,790 | 451,250 | 621,863 | 710,628 | 755,250 | 766,276 | 781,801 | 797,233 | 812,777 | 828,441 | 844,026 | 859,590 | 875,109 | 890,613 | 906,112 | 921,617 | 937,128 | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | 12,200,200 | | | 228,223 | 342,465 | 605,424 | 870,682 | 1,188,381 | 1,257,905 | 1,432,293 | 1,460,939 | 1,490,157 | 1,519,961 | 1,550,280 | 1,581,367 | 1,612,994 | 1,645,254 | 1,678,159 | 1,711,723 | 1,745,997 | 1,780,876 | 1,816,464 | |
| Tarrant County | 4,850,069 | | | 89,001 | 133,502 | 231,627 | 332,907 | 450,128 | 514,026 | 540,887 | 557,854 | 592,687 | 573,941 | 585,419 | 597,128 | 609,070 | 621,252 | 633,677 | 646,350 | 659,277 | 672,463 | 685,912 | |
| Tarrant County Hospital | 4,814,151 | | | 76,830 | 115,245 | 199,951 | 287,122 | 388,572 | 443,730 | 466,875 | 476,213 | 485,737 | 495,452 | 505,361 | 515,468 | 525,778 | 536,293 | 547,019 | 557,959 | 569,119 | 580,501 | 592,111 | |
| TCC | 2,823,840 | | | 50,222 | 75,332 | 130,703 | 187,684 | 253,999 | 290,054 | 305,184 | 311,287 | 317,513 | 323,863 | 330,341 | 336,947 | 343,686 | 350,560 | 357,571 | 364,723 | 372,017 | 379,458 | 387,047 | |
| TRWD | 392,278 | | | 6,743 | 10,114 | 17,548 | 25,198 | 34,101 | 38,941 | 40,973 | 41,792 | 42,628 | 43,480 | 44,350 | 45,237 | 46,142 | 47,065 | 48,006 | 48,966 | 49,945 | 50,944 | 51,963 | |
| Grapevine/Coleville ISD | 23,252,027 | | | 445,039 | 667,558 | 1,158,223 | 1,683,161 | 2,250,812 | 2,570,317 | 2,704,390 | 2,758,478 | 2,813,647 | 2,869,920 | 2,927,319 | 2,985,865 | 3,045,582 | 3,106,404 | 3,168,624 | 3,231,996 | 3,296,636 | 3,362,569 | 3,429,820 | |
| Total | 47,176,023 | | | 896,157 | 1,344,235 | 2,343,475 | 3,348,652 | 4,565,992 | 6,214,971 | 6,490,851 | 6,666,382 | 6,772,376 | 6,838,617 | 6,903,749 | 6,967,012 | 7,028,283 | 7,087,618 | 7,145,058 | 7,200,647 | 7,254,432 | 7,306,464 | 7,356,791 | |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|--|-------------------|---|---|---|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARTICIPATION | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | | | | 33,712,500 | 50,568,750 | 87,737,500 | 125,987,500 | 170,503,125 | 194,708,250 | 204,862,500 | 208,858,750 | 213,138,945 | 217,401,724 | 221,749,758 | 226,184,754 | 230,706,449 | 235,322,618 | 240,029,070 | 244,829,651 | 249,726,244 | 254,720,769 | 259,815,186 | 265,011,498 | 270,311,718 |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 112,073 | 168,110 | 291,674 | 418,832 | 556,819 | 647,280 | 681,043 | 694,664 | 708,557 | 722,728 | 737,183 | 751,926 | 766,965 | 782,304 | 797,950 | 813,909 | 830,187 | 846,791 | 863,727 | 881,002 | 898,622 |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Coleville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 5,855,542 | | | | 112,073 | 168,110 | 291,674 | 418,832 | 556,819 | 647,280 | 681,043 | 694,664 | 708,557 | 722,728 | 737,183 | 751,926 | 766,965 | 782,304 | 797,950 | 813,909 | 830,187 | 846,791 | 863,727 | 881,002 | 898,622 |
| PERSONAL PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Taxable Value | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Coleville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| SALES TAX | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Taxable Value | | | | 5,812,500 | 8,718,750 | 15,687,500 | 22,562,500 | 31,076,125 | 35,511,250 | 37,562,500 | 38,513,750 | 39,080,025 | 39,851,626 | 40,658,858 | 41,472,035 | 42,301,476 | 43,147,505 | 44,010,455 | 44,890,665 | 45,788,478 | 46,704,247 | 47,638,332 | 48,591,099 | 49,562,921 |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 112,073 | 168,110 | 291,674 | 418,832 | 556,819 | 647,280 | 681,043 | 694,664 | 708,557 | 722,728 | 737,183 | 751,926 | 766,965 | 782,304 | 797,950 | 813,909 | 830,187 | 846,791 | 863,727 | 881,002 | 898,622 |
| Tarrant County | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tarrant County Hospital | | | | | | | | | | | | | | | | | | | | | | | | | |
| TCC | | | | | | | | | | | | | | | | | | | | | | | | | |
| TRWD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grapevine/Coleville ISD | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 5,855,542 | | | | 112,073 | 168,110 | 291,674 | 418,832 | 556,819 | 647,280 | 681,043 | 694,664 | 708,557 | 722,728 | 737,183 | 751,926 | 766,965 | 782,304 | 797,950 | 813,909 | 830,187 | 846,791 | 863,727 | 881,002 | 898,622 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 116,250 | 174,375 | 313,750 | 451,250 | 621,563 | 710,825 | 751,250 | 766,275 | 781,601 | 797,233 | 813,177 | 829,441 | 846,030 | 862,950 | 880,209 | 897,813 | 915,770 | 934,085 | 952,767 | 971,822 | 991,258 |
| Tarrant County | | | | | 89,001 | 133,502 | 231,627 | 332,607 | 450,128 | 514,025 | 540,837 | 551,854 | 562,987 | 573,941 | 585,419 | 597,128 | 609,070 | 621,252 | 633,677 | 646,350 | 659,277 | 672,463 | 685,912 | 699,630 | 713,623 |
| Tarrant County Hospital | | | | | 76,800 | 115,245 | 199,951 | 287,122 | 398,572 | 443,730 | 466,875 | 478,213 | 485,737 | 495,452 | 505,361 | 515,468 | 525,778 | 536,293 | 547,016 | 557,959 | 569,119 | 580,501 | 592,111 | 603,953 | 616,022 |
| TCC | | | | | 50,222 | 75,332 | 130,703 | 187,884 | 253,999 | 290,054 | 305,184 | 311,287 | 317,513 | 323,863 | 330,341 | 336,947 | 343,686 | 350,560 | 357,571 | 364,723 | 372,017 | 379,458 | 387,047 | 394,788 | 402,581 |
| TRWD | | | | | 6,743 | 10,114 | 17,548 | 25,198 | 34,701 | 38,841 | 40,973 | 41,792 | 42,528 | 43,480 | 44,350 | 45,237 | 46,142 | 47,065 | 48,006 | 48,966 | 49,945 | 50,944 | 51,963 | 53,002 | 54,062 |
| Grapevine/Coleville ISD | | | | | 445,039 | 667,558 | 1,158,223 | 1,663,161 | 2,250,812 | 2,570,317 | 2,704,390 | 2,758,478 | 2,813,647 | 2,869,920 | 2,927,319 | 2,985,865 | 3,045,582 | 3,106,494 | 3,168,624 | 3,231,996 | 3,296,636 | 3,362,569 | 3,429,820 | 3,498,417 | 3,568,365 |
| Total | 10,702,021 | | | | 784,083 | 1,176,125 | 2,067,801 | 2,947,021 | 3,993,173 | 4,567,892 | 4,809,809 | 4,905,699 | 5,003,813 | 5,103,839 | 5,205,987 | 5,310,088 | 5,416,288 | 5,524,614 | 5,635,108 | 5,747,808 | 5,862,764 | 5,980,019 | 6,099,620 | 6,221,612 | 6,346,044 |

Financial Feasibility Analysis

20 YEAR - INDUSTRIAL : INPUT & OUTPUT

► INPUT

| | |
|----------------|-------|
| INFLATION RATE | 2.00% |
|----------------|-------|

| | |
|---------------|-------|
| DISCOUNT RATE | 6.00% |
|---------------|-------|

| REAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|-----------|
| City of Grapevine | 0.33243900 | 100% | 0.3324390 |
| Tarrant County | 0.26400000 | 0% | 0.0000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.0000000 |
| TCC | 0.14897000 | 0% | 0.0000000 |
| TRWD | 0.02000000 | 0% | 0.0000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.0000000 |
| | 2.31340800 | | 0.3324390 |

| PERSONAL PROPERTY TAX | | PARTICIPATION | |
|---------------------------|------------|---------------|-----------|
| City of Grapevine | 0.33243900 | 0% | 0.0000000 |
| Tarrant County | 0.26400000 | 0% | 0.0000000 |
| Tarrant County Hospital | 0.22789700 | 0% | 0.0000000 |
| TCC | 0.14897000 | 0% | 0.0000000 |
| TRWD | 0.02000000 | 0% | 0.0000000 |
| Grapevine/Colleyville ISD | 1.32010000 | 0% | 0.0000000 |
| | 2.31340800 | | 0.0000000 |

| | | | |
|----------------|-----------|-------|-----------|
| Sales Tax Rate | 0.0200000 | 0.00% | 0.0000000 |
|----------------|-----------|-------|-----------|

| Office | Year | ASFA SF | REAL PROPERTY TAX VALUE | | PERSONAL PROPERTY TAX VALUE | | SALES TAX VALUE | |
|--------------|------|----------------|-------------------------|-------------------|-----------------------------|-------------------|-----------------|-----------|
| | | | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE | \$ / SF | TAX VALUE |
| Industrial | 2019 | 250,000 | \$ 60.00 | \$ 12,500,000 | \$ 25.00 | \$ 5,250,000 | \$ - | \$ - |
| Industrial | 2021 | 250,000 | \$ 60.00 | \$ 12,500,000 | \$ 25.00 | \$ 5,250,000 | \$ - | \$ - |
| TOTAL | | 500,000 | | 25,000,000 | | 12,500,000 | | - |

OUTPUT

| TOTAL TAX REVENUE | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 14.4% | \$ 25,052,888 | \$ 24,063,307 | \$ 999,278 |
| Tarrant County | 11.4% | \$ 19,802,967 | \$ 19,109,410 | \$ 793,558 |
| Tarrant County Hospital | 8.9% | \$ 17,181,161 | \$ 16,496,126 | \$ 685,036 |
| TCC | 6.4% | \$ 11,230,853 | \$ 10,783,064 | \$ 447,789 |
| TRWD | 0.9% | \$ 1,607,801 | \$ 1,447,893 | \$ 80,118 |
| Grapevine/Colleyville ISD | 57.1% | \$ 99,822,376 | \$ 95,654,288 | \$ 3,968,089 |
| | 100.0% | \$ 174,207,746 | \$ 167,493,878 | \$ 6,953,887 |
| | | | 96.0% | 4.0% |

| TOTAL PARTICIPATION | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|---------------|-------------------|-------|
| City of Grapevine | 100.0% | \$ 24,063,307 | \$ - | \$ - |
| Tarrant County | 0.0% | \$ - | \$ - | \$ - |
| Tarrant County Hospital | 0.0% | \$ - | \$ - | \$ - |
| TCC | 0.0% | \$ - | \$ - | \$ - |
| TRWD | 0.0% | \$ - | \$ - | \$ - |
| Grapevine/Colleyville ISD | 0.0% | \$ - | \$ - | \$ - |
| | 100.0% | \$ 24,063,307 | \$ - | \$ - |
| | | 100.0% | 0.0% | 0.0% |

| NET BENEFIT | TOTAL | REAL PROPERTY | PERSONAL PROPERTY | SALES |
|---------------------------|--------|----------------|-------------------|--------------|
| City of Grapevine | 0.7% | \$ 899,278 | \$ - | \$ - |
| Tarrant County | 13.2% | \$ 19,802,967 | \$ 19,109,410 | \$ 793,558 |
| Tarrant County Hospital | 11.4% | \$ 17,181,161 | \$ 16,496,126 | \$ 685,036 |
| TCC | 7.5% | \$ 11,230,853 | \$ 10,783,064 | \$ 447,789 |
| TRWD | 1.0% | \$ 1,607,801 | \$ 1,447,893 | \$ 80,118 |
| Grapevine/Colleyville ISD | 66.2% | \$ 99,822,376 | \$ 95,654,288 | \$ 3,968,089 |
| | 100.0% | \$ 150,344,436 | \$ 143,380,669 | \$ 6,953,887 |
| | | 95.4% | 4.6% | 0.0% |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | |
|---------------------------|--------------------------|------|------|------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 20,777 | 31,166 | 62,332 | 72,721 | 83,110 | 84,772 | 86,463 | 88,197 | 89,961 | 91,760 | 93,595 | 95,461 | 97,370 | 99,324 | 101,310 | 103,327 | 105,403 | 107,511 | 109,662 | 111,855 | 114,091 |
| Tarrant County | | | | | 16,500 | 24,250 | 48,500 | 57,750 | 66,000 | 67,320 | 68,656 | 70,040 | 71,441 | 72,869 | 74,327 | 75,813 | 77,320 | 78,876 | 80,454 | 82,063 | 83,704 | 85,378 | 87,086 | 88,827 | 90,601 |
| Tarrant County Hospital | | | | | 14,244 | 21,365 | 42,731 | 49,852 | 56,974 | 58,114 | 59,270 | 60,462 | 61,671 | 62,904 | 64,162 | 65,446 | 66,754 | 68,090 | 69,451 | 70,840 | 72,257 | 73,702 | 75,176 | 76,660 | 78,161 |
| TCC | | | | | 9,311 | 13,966 | 27,932 | 32,887 | 37,243 | 37,987 | 38,747 | 39,522 | 40,312 | 41,119 | 41,941 | 42,780 | 43,636 | 44,508 | 45,398 | 46,306 | 47,232 | 48,177 | 49,141 | 50,124 | 51,124 |
| TFRD | | | | | 45,548 | 1,200 | 1,875 | 3,750 | 4,375 | 5,000 | 5,700 | 6,412 | 7,137 | 7,874 | 8,623 | 9,384 | 10,157 | 10,942 | 11,739 | 12,549 | 13,372 | 14,208 | 15,057 | 15,919 | 16,794 |
| Grapevine-Colleyville ISD | | | | | 82,506 | 123,259 | 246,519 | 288,772 | 330,025 | 336,276 | 342,528 | 348,780 | 355,032 | 361,284 | 367,536 | 373,788 | 380,040 | 386,292 | 392,544 | 398,796 | 405,048 | 411,300 | 417,552 | 423,804 | 430,056 |
| Total | | | | | 144,888 | 216,882 | 433,764 | 506,058 | 578,352 | 589,919 | 601,717 | 613,751 | 626,026 | 638,547 | 651,318 | 664,344 | 677,631 | 691,184 | 705,007 | 719,107 | 733,490 | 748,159 | 763,123 | 778,385 | 1,205,248 |
| PERSONAL PROPERTY | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 10,389 | 15,582 | 31,166 | 36,291 | 41,555 | 42,396 | 43,234 | 44,098 | 44,980 | 45,880 | 46,798 | 47,733 | 48,688 | 49,662 | 50,655 | 51,668 | 52,702 | 53,756 | 54,831 | 55,927 | 57,045 |
| Tarrant County | | | | | 9,250 | 12,375 | 24,750 | 29,875 | 33,000 | 33,960 | 34,233 | 35,020 | 35,770 | 36,485 | 37,163 | 37,807 | 38,466 | 39,128 | 40,227 | 41,021 | 41,852 | 42,699 | 43,542 | 44,414 | 45,314 |
| Tarrant County Hospital | | | | | 7,122 | 10,667 | 21,335 | 24,926 | 28,487 | 29,057 | 29,630 | 30,231 | 30,855 | 31,452 | 32,081 | 32,723 | 33,379 | 34,045 | 34,726 | 35,420 | 36,129 | 36,851 | 37,586 | 38,340 | 39,114 |
| TCC | | | | | 4,655 | 6,983 | 13,966 | 16,204 | 18,421 | 18,994 | 19,574 | 19,761 | 20,156 | 20,559 | 20,971 | 21,390 | 21,810 | 22,254 | 22,699 | 23,153 | 23,618 | 24,090 | 24,570 | 25,062 | 25,566 |
| TFRD | | | | | 21,770 | 929 | 938 | 1,875 | 2,188 | 2,500 | 2,812 | 3,124 | 3,437 | 3,750 | 4,063 | 4,376 | 4,689 | 5,002 | 5,315 | 5,628 | 5,941 | 6,254 | 6,567 | 6,880 | 7,193 |
| Grapevine-Colleyville ISD | | | | | 41,253 | 61,880 | 123,759 | 144,386 | 165,013 | 168,313 | 171,613 | 175,113 | 178,613 | 182,113 | 185,613 | 189,113 | 192,613 | 196,113 | 199,613 | 203,113 | 206,613 | 210,113 | 213,613 | 217,113 | 220,613 |
| Total | | | | | 72,294 | 108,441 | 216,882 | 253,028 | 289,174 | 294,959 | 299,568 | 306,878 | 313,019 | 319,273 | 325,699 | 332,172 | 338,815 | 345,522 | 352,294 | 359,130 | 366,042 | 373,030 | 380,094 | 387,235 | 394,454 |
| SALES TAX | % OCCUPIED Taxable Value | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | 100% | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | | | | | | | | | | | | | | | | | | | | | | | | |
| City of Grapevine | | | | | 31,166 | 46,749 | 93,498 | 109,062 | 124,626 | 127,158 | 129,701 | 132,295 | 134,941 | 137,640 | 140,393 | 143,200 | 146,064 | 148,986 | 151,965 | 155,005 | 158,105 | 161,267 | 164,492 | 167,782 | 2,804,158 |
| Tarrant County | | | | | 37,125 | 74,250 | 148,500 | 178,250 | 208,000 | 210,960 | 213,920 | 216,880 | 219,840 | 222,800 | 225,760 | 228,720 | 231,680 | 234,640 | 237,600 | 240,560 | 243,520 | 246,480 | 249,440 | 252,400 | 2,804,158 |
| Tarrant County Hospital | | | | | 21,365 | 32,048 | 64,096 | 74,779 | 85,461 | 87,171 | 88,914 | 90,657 | 92,400 | 94,143 | 95,886 | 97,629 | 99,372 | 101,115 | 102,858 | 104,601 | 106,344 | 108,087 | 109,830 | 111,573 | 113,316 |
| TCC | | | | | 13,966 | 20,949 | 41,898 | 49,877 | 57,856 | 59,981 | 62,106 | 64,231 | 66,356 | 68,481 | 70,606 | 72,731 | 74,856 | 76,981 | 79,106 | 81,231 | 83,356 | 85,481 | 87,606 | 89,731 | 91,856 |
| TFRD | | | | | 1,875 | 2,813 | 5,625 | 6,563 | 7,500 | 7,812 | 8,124 | 8,437 | 8,750 | 9,063 | 9,376 | 9,689 | 10,002 | 10,315 | 10,628 | 10,941 | 11,254 | 11,567 | 11,880 | 12,193 | 12,506 |
| Grapevine-Colleyville ISD | | | | | 123,259 | 184,888 | 369,777 | 431,356 | 502,713 | 510,918 | 519,123 | 527,328 | 535,533 | 543,738 | 551,943 | 560,148 | 568,353 | 576,558 | 584,763 | 592,968 | 601,173 | 609,378 | 617,583 | 625,788 | 633,993 |
| Total | | | | | 216,882 | 325,323 | 650,646 | 779,088 | 897,530 | 916,878 | 936,226 | 955,574 | 974,922 | 994,270 | 1,013,618 | 1,032,966 | 1,052,314 | 1,071,662 | 1,091,010 | 1,110,358 | 1,129,706 | 1,149,054 | 1,168,402 | 1,187,750 | 1,207,098 |

Financial Feasibility Analysis

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

| Calendar Year | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | | |
|--|------------------|---|---|---|-----------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| TOTAL TAX REVENUE | | | | | | | | | | | | | | | | | | | | | | | | |
| PARTICIPATION | | | | | | | | | | | | | | | | | | | | | | | | |
| REAL PROPERTY | Taxable Value | - | - | - | 6,250,000 | 9,375,000 | 18,750,000 | 21,875,000 | 25,000,000 | 25,900,000 | 26,010,000 | 26,530,200 | 27,060,804 | 27,602,020 | 28,154,060 | 28,717,142 | 29,291,485 | 29,877,314 | 30,474,680 | 31,084,358 | 31,706,045 | 32,340,168 | 32,986,969 | 33,646,708 |
| | PV | - | - | - | 20,777 | 31,166 | 62,332 | 72,721 | 83,110 | 84,772 | 86,467 | 88,197 | 89,961 | 91,760 | 93,595 | 95,467 | 97,376 | 99,324 | 101,310 | 103,337 | 105,403 | 107,511 | 109,662 | 111,855 |
| City of Grapevine | 725,724 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County Hospital | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TCC | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TRWD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Grapevine/Colleyville ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 725,724 | - | - | - | 20,777 | 31,166 | 62,332 | 72,721 | 83,110 | 84,772 | 86,467 | 88,197 | 89,961 | 91,760 | 93,595 | 95,467 | 97,376 | 99,324 | 101,310 | 103,337 | 105,403 | 107,511 | 109,662 | 111,855 |
| PERSONAL PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | |
| | Taxable Value | - | - | - | 3,125,000 | 4,687,500 | 9,375,000 | 10,937,500 | 12,500,000 | 12,750,000 | 13,005,000 | 13,265,100 | 13,530,402 | 13,801,010 | 14,077,030 | 14,358,571 | 14,645,742 | 14,938,657 | 15,237,430 | 15,542,179 | 15,853,022 | 16,170,083 | 16,493,485 | 16,823,354 |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| City of Grapevine | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County Hospital | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TCC | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TRWD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Grapevine/Colleyville ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SALES TAX | | | | | | | | | | | | | | | | | | | | | | | | |
| | Taxable Value | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| | PV | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | - | - | - | 20,777 | 31,166 | 62,332 | 72,721 | 83,110 | 84,772 | 86,467 | 88,197 | 89,961 | 91,760 | 93,595 | 95,467 | 97,376 | 99,324 | 101,310 | 103,337 | 105,403 | 107,511 | 109,662 | 111,855 |
| City of Grapevine | 725,724 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County Hospital | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TCC | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| TRWD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Grapevine/Colleyville ISD | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 725,724 | - | - | - | 20,777 | 31,166 | 62,332 | 72,721 | 83,110 | 84,772 | 86,467 | 88,197 | 89,961 | 91,760 | 93,595 | 95,467 | 97,376 | 99,324 | 101,310 | 103,337 | 105,403 | 107,511 | 109,662 | 111,855 |
| TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT | | | | | | | | | | | | | | | | | | | | | | | | |
| SUMMARY | | | | | | | | | | | | | | | | | | | | | | | | |
| | PV | - | - | - | 10,389 | 15,583 | 31,166 | 36,361 | 41,555 | 42,386 | 43,234 | 44,098 | 44,980 | 45,880 | 46,798 | 47,733 | 48,688 | 49,662 | 50,655 | 51,668 | 52,700 | 53,756 | 54,831 | 55,927 |
| City of Grapevine | 399,805 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tarrant County | 862,097 | - | - | - | 24,750 | 37,125 | 74,250 | 86,625 | 99,000 | 100,980 | 103,000 | 105,060 | 107,161 | 109,304 | 111,490 | 113,720 | 115,994 | 118,314 | 120,680 | 123,094 | 125,556 | 128,067 | 130,628 | 133,241 |
| Tarrant County Hospital | 744,200 | - | - | - | 21,365 | 32,048 | 64,096 | 74,779 | 85,461 | 87,171 | 88,914 | 90,692 | 92,506 | 94,356 | 96,243 | 98,168 | 100,132 | 102,134 | 104,177 | 106,260 | 108,386 | 110,553 | 112,764 | 115,020 |
| TCC | 498,404 | - | - | - | 13,966 | 20,949 | 41,898 | 48,981 | 56,964 | 56,981 | 56,121 | 55,283 | 54,469 | 53,678 | 52,912 | 52,170 | 51,453 | 50,762 | 49,490 | 48,098 | 46,480 | 44,746 | 42,896 | 40,931 |
| TRWD | 86,510 | - | - | - | 1,875 | 2,813 | 5,625 | 6,563 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 |
| Grapevine/Colleyville ISD | 4,310,810 | - | - | - | 123,759 | 185,639 | 371,278 | 433,158 | 495,038 | 504,938 | 515,037 | 525,338 | 535,845 | 546,561 | 557,493 | 568,642 | 580,015 | 591,610 | 603,448 | 615,517 | 627,827 | 640,384 | 653,191 | 666,255 |
| Total | 6,630,745 | - | - | - | 196,104 | 294,157 | 588,313 | 686,368 | 794,418 | 800,106 | 816,108 | 832,430 | 849,079 | 866,060 | 883,382 | 901,049 | 919,070 | 937,452 | 956,201 | 975,325 | 994,831 | 1,014,728 | 1,035,022 | 1,055,723 |

Terms and Conditions



Projects Cost Estimates:

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

Length of TIRZ #1 in Years:

The TIRZ was originally created with a 30-year term and was scheduled to terminate on December 31, 2016. Upon amendment, the TIRZ term was extended for an additional 21 years and is now scheduled to terminate on December 31, 2038.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

APPENDIX A - CURRENT PROPERTY OWNERSHIP

| Account | Owner | County | Exemption | SQFT | Improvement Value | Land Value | Ag exemption | Total Value |
|-------------------|--------------------------------|---------|-----------|-----------|-------------------|--------------|--------------|--------------|
| 7681798 | HUNT BUILDING CORP | Tarrant | | 100,624 | \$ - | \$ 60,374 | \$ - | \$ 60,374 |
| 41484460 | BREIHAN FAMILY TRUST A & B | Tarrant | | 14,580 | \$ - | \$ 174,960 | \$ - | \$ 174,960 |
| 41657292 | GRAPEVINE CROSSING HOLDINGS LL | Tarrant | | 20,473 | \$ - | \$ 140,445 | \$ - | \$ 140,445 |
| 41484487 | GRAPEVINE CROSSING HOLDINGS LL | Tarrant | | 33,187 | \$ - | \$ 227,663 | \$ 227,580 | \$ 83 |
| 41707656 | GRAPEVINE CROSSING HOLDINGS LL | Tarrant | | 147,649 | \$ - | \$ 822,953 | \$ - | \$ 822,953 |
| 41707664 | GRAPEVINE CROSSING HOLDINGS LL | Tarrant | | 224,803 | \$ 1,578,356 | \$ 43,882 | \$ - | \$ 1,622,238 |
| 41484509 | ENCORE RETAIL DEVELOPMENT CO | Tarrant | | 76,808 | \$ - | \$ 1,497,756 | \$ - | \$ 1,497,756 |
| 41525973 | CHESAPEAKE LAND DEV CO LLC | Tarrant | | 20,000 | \$ - | \$ 1,400 | \$ - | \$ 1,400 |
| 41589696 | CHESAPEAKE LAND DEV CO LLC | Tarrant | | 112,000 | \$ - | \$ 7,840 | \$ - | \$ 7,840 |
| 41480627 | LAKE FAMILY TRUST | Tarrant | | 88,202 | \$ 890,370 | \$ 1,759,630 | \$ - | \$ 2,650,000 |
| 41480635 | LCG GRAPEVINE II LP | Tarrant | | 191,129 | \$ 3,849,799 | \$ 2,150,201 | \$ - | \$ 6,000,000 |
| 41480643 | GRAPEVINE PAVILION INVESTMENT | Tarrant | | 52,514 | \$ 1,095,368 | \$ 787,710 | \$ - | \$ 1,883,078 |
| 41480651 | GRAPEVINE PAVILION INVESTMENT | Tarrant | | 59,644 | \$ 1,275,124 | \$ 894,660 | \$ - | \$ 2,169,784 |
| 41480678 | LCG GRAPEVINE II LP | Tarrant | | 231,039 | \$ 81,923 | \$ 2,425,910 | \$ - | \$ 2,507,833 |
| 41480686 | LCG GRAPEVINE II LP | Tarrant | | 55,919 | \$ - | \$ 615,109 | \$ - | \$ 615,109 |
| 40361691 | GRAPEVINE DEVELOPMENT III LP | Tarrant | | 185,869 | \$ 2,220,974 | \$ 2,091,026 | \$ - | \$ 4,312,000 |
| 41186532 | | Tarrant | | | | | \$ - | \$ - |
| 1603795 | GRAPEVINE CITY OF | Tarrant | Ex. | 185,729 | \$ 2,872,141 | \$ 650,052 | \$ - | \$ - |
| 41709209 | RDSL PROPERTIES MANAGEMENT LLC | Tarrant | | 31,872 | \$ 176,920 | \$ 478,080 | \$ - | \$ 655,000 |
| 41653009 | GRAPEVINE EQUITY PARTNERS LLC | Tarrant | | 780,151 | \$ - | \$ 4,613,340 | \$ - | \$ 4,613,340 |
| 40647749 | SPEEDWAY GRAPEVINE I LLC | Tarrant | | 48,916 | \$ 630,192 | \$ 684,824 | \$ - | \$ 1,315,016 |
| 07390319 | SPEEDWAY GRAPEVINE I LLC | Tarrant | | 25,116 | \$ 34,069 | \$ 351,624 | \$ - | \$ 385,693 |
| 4463455 | GRAPEVINE EQUITY PARTNERS LLC | Tarrant | | 627,970 | \$ - | \$ 627,970 | \$ - | \$ 627,970 |
| 04463498 | CARTER GRAPEVINE PARTNERS ETAL | Tarrant | | 736,600 | \$ - | \$ 368,300 | \$ - | \$ 368,300 |
| 4463501 | GRAPEVINE EQUITY PARTNERS LLC | Tarrant | | 516,360 | \$ - | \$ 1,015,822 | \$ - | \$ 1,015,822 |
| 4471652 | GRAPEVINE CITY OF | Tarrant | Ex. | 442,631 | \$ - | \$ 818,867 | \$ - | \$ - |
| 4471687 | NG 20 LP | Tarrant | | 54,102 | \$ 42,298 | \$ 54,102 | \$ - | \$ 96,400 |
| 4471709 | GRAPEVINE CITY OF | Tarrant | Ex. | 12,763 | \$ - | \$ 124,439 | \$ - | \$ - |
| 6015530 | GRAPEVINE CITY OF | Tarrant | Ex. | 22,651 | \$ - | \$ 22,651 | \$ - | \$ - |
| 41480988 | NG 20 LP | Tarrant | | 871,200 | \$ 871,200 | \$ - | \$ - | \$ 871,200 |
| 41558413 | GRAPEVINE CITY OF | Tarrant | Ex. | 19,863 | \$ - | \$ 193,664 | \$ - | \$ - |
| 4488741 | GRAPEVINE CITY OF | Tarrant | Ex. | 37,301 | \$ - | \$ 363,685 | \$ - | \$ - |
| 4488768 | GRAPEVINE CITY OF | Tarrant | Ex. | 854,345 | \$ - | \$ 8,329,864 | \$ - | \$ - |
| 7074581 | GRAPEVINE CITY OF | Tarrant | Ex. | 421,269 | \$ - | \$ 4,107,373 | \$ - | \$ - |
| 07126441 | GRAPEVINE CITY OF | Tarrant | Ex. | 362,950 | \$ - | \$ 3,538,763 | \$ - | \$ - |
| 41287460 | COUCH GEORGE W III | Tarrant | | 10,541 | \$ - | \$ 25,001 | \$ 24,975 | \$ 26 |
| 41679210 | BILLINGSLEY PIN OAK PRTRS LTD | Tarrant | | 37,009 | \$ - | \$ 288,667 | \$ 288,596 | \$ 71 |
| 41527275 | CHESAPEAKE LAND DEV CO LLC | Tarrant | | 30,536 | \$ - | \$ 2,138 | \$ - | \$ 2,138 |
| 41691040 | CHESAPEAKE LAND DEV CO LLC | Tarrant | | 120,661 | \$ - | \$ 1,085,949 | \$ - | \$ 1,085,949 |
| 6144403 | GRAPEVINE CITY OF | Tarrant | Ex. | 307,050 | \$ - | \$ 2,993,738 | \$ - | \$ - |
| 41712013 | BCO TURNPIKE DIST CTR M LLC | Tarrant | | 16,117 | \$ - | \$ 125,714 | \$ 125,674 | \$ 40 |
| 03999963 | GRAPEVINE CITY OF | Tarrant | Ex. | 12,197 | \$ 9,038 | \$ 85,379 | \$ - | \$ - |
| 3999971 | GRAPEVINE CITY OF | Tarrant | Ex. | 5,227 | \$ 3,873 | \$ 36,589 | \$ - | \$ - |
| 4502450 | GRAPEVINE CITY OF | Tarrant | Ex. | 24,176 | \$ 36,000 | \$ 120,880 | \$ - | \$ - |
| 4000013 | GRAPEVINE CITY OF | Tarrant | Ex. | 7,841 | \$ 5,810 | \$ 54,887 | \$ - | \$ - |
| 4515528 | CARTER GRAPEVINE PARTNERS ETAL | Tarrant | | 126,324 | \$ - | \$ 63,162 | \$ - | \$ 63,162 |
| 65169141010010000 | City of Grapevine | Dallas | Ex. | 1,144,234 | \$ - | \$ 2,574,530 | \$ - | \$ - |
| 65177243010140100 | City of Grapevine | Dallas | Ex. | 30,884 | \$ - | \$ 7,090 | \$ - | \$ - |
| 65177243010130100 | MORSE MARY KATHLEEN D TR | Dallas | | 71,395 | \$ - | \$ 14,280 | \$ 14,149 | \$ 131 |
| 65165528010050000 | MORSE MARY KATHLEEN D TR | Dallas | | 117,612 | \$ - | \$ 5,400 | \$ 5,184 | \$ 216 |

APPENDIX A - CURRENT PROPERTY OWNERSHIP

| Account | Owner | County | Exemption | SQFT | Improvement Value | Land Value | Ag exemption | Total Value | |
|-------------------|---------------------------------|---------|-----------|-----------|-------------------|------------------|--------------|-------------------|----------------|
| 65171553010030000 | CROW BILLINGSLEY AIRPORT | Dallas | | 94,983 | \$ - | \$ 569,900 | \$ - | \$ 569,900 | |
| 900430000A01A0000 | GRAPEVINE CROSSING HOLDINGS LLC | Dallas | | 95,135 | \$ - | \$ 570,810 | \$ 570,636 | \$ 174 | |
| 900430000A02A0000 | BREIHAN FAMILY TRUST | Dallas | | 22,913 | \$ 774,960 | \$ 137,480 | \$ - | \$ 912,440 | |
| 900430000A03A0000 | GRAPEVINE CROSSING HOLDINGS LLC | Dallas | | 1,655 | \$ - | \$ 9,930 | \$ 9,926 | \$ 4 | |
| 65031743010020000 | City of Grapevine | Dallas | Ex. | 1,118,577 | \$ - | \$ 256,790 | \$ - | \$ - | |
| 65061421010010000 | City of Grapevine | Dallas | Ex. | 3,799,085 | \$ - | \$ 13,310,580 | \$ - | \$ - | |
| 7708823 | GRAPEVINE MILLS LTD PRTNShP | Tarrant | | 144,794 | \$ 3,641,421.00 | \$ 868,764.00 | \$ - | \$ 4,510,185.00 | |
| 7708831 | GRAPEVINE MILLS LTD PRTNShP | Tarrant | | 149,063 | \$ 6,625,622.00 | \$ 894,378.00 | \$ - | \$ 7,520,000.00 | |
| 7708866 | GRAPEVINE MILLS LTD PRTNShP | Tarrant | | 28,794 | \$ - | \$ 172,764.00 | \$ - | \$ 172,764.00 | |
| 41307097 | GRAPEVINE MILLS LTD PRTNShP | Tarrant | | 5,423,176 | \$ 170,257,995.00 | \$ 32,539,056.00 | \$ - | \$ 202,797,051.00 | |
| 7066945 | NATIONAL RETAIL PROPERTIES INC | Tarrant | | 110,599 | \$ 1,346,511.00 | \$ 1,658,985.00 | \$ - | \$ 3,005,496.00 | |
| 7066953 | LOGAN GRAPEVINE ASSOCIATES LP | Tarrant | | 184,172 | \$ 567,420.00 | \$ 2,762,580.00 | \$ - | \$ 3,330,000.00 | |
| 7161662 | GRAPEVINE-LIANG 2655 LLC | Tarrant | | 77,872 | \$ 816,920.00 | \$ 1,168,080.00 | \$ - | \$ 1,985,000.00 | |
| 7224958 | VISION F LLC | Tarrant | | 85,135 | \$ 822,975.00 | \$ 1,277,025.00 | \$ - | \$ 2,100,000.00 | |
| 7902875 | NATIONAL RETAIL PROPERTIES INC | Tarrant | | 88,601 | \$ 770,985.00 | \$ 1,329,015.00 | \$ - | \$ 2,100,000.00 | |
| 7902867 | PTT EMPIRE INVESTMENTS CORP | Tarrant | | 125,191 | \$ 3,223,870.00 | \$ 1,877,865.00 | \$ - | \$ 5,101,735.00 | |
| 7384920 | CJK GRAPEVINE PROPERTIES LLC | Tarrant | | 104,239 | \$ 886,415.00 | \$ 1,563,585.00 | \$ - | \$ 2,450,000.00 | |
| 7067003 | HALLE PROPERTIES LLC | Tarrant | | 37,331 | \$ 254,082.00 | \$ 559,965.00 | \$ - | \$ 814,047.00 | |
| 7067011 | TIOS LLC | Tarrant | | 23,610 | \$ 595,850.00 | \$ 354,150.00 | \$ - | \$ 950,000.00 | |
| 7224974 | ARC CAFEUSA001 LLC | Tarrant | | 53,676 | \$ 781,906.00 | \$ 805,140.00 | \$ - | \$ 1,587,046.00 | |
| 40012174 | ESTRELLA ENTERPRISES | Tarrant | | 47,984 | \$ 447,932.00 | \$ 899,700.00 | \$ - | \$ 1,347,632.00 | |
| 7067046 | CHICK-FIL-A INC | Tarrant | | 53,753 | \$ 267,131.00 | \$ 1,007,869.00 | \$ - | \$ 1,275,000.00 | |
| 7384831 | BUERGE, JOHN R | Tarrant | | 38,898 | \$ 766,530.00 | \$ 583,470.00 | \$ - | \$ 1,350,000.00 | |
| 7384904 | CNL APF PARTNERS LP | Tarrant | | 62,467 | \$ 1,000.00 | \$ 937,005.00 | \$ - | \$ 938,005.00 | |
| 7384912 | STEAK N SHAKE INC | Tarrant | | 54,791 | \$ 68,081.00 | \$ 1,027,331.00 | \$ - | \$ 1,095,412.00 | |
| 7227132 | MOODY NATIONAL HP GRAPEVINE TR | Tarrant | | 108,488 | \$ 6,998,144.00 | \$ 1,301,856.00 | \$ - | \$ 8,300,000.00 | |
| 40459691 | W2005/FARGO HOTELS REALTY LP | Tarrant | | 117,495 | \$ 6,890,060.00 | \$ 1,409,940.00 | \$ - | \$ 8,300,000.00 | |
| 40459705 | GRAPEVINE MILLS RESIDUAL LP | Tarrant | | 101,364 | \$ - | \$ 1,013,600.00 | \$ - | \$ 1,013,600.00 | |
| 7384637 | GRAPEVINE LODGING PARTNERS LP | Tarrant | | 101,243 | \$ 5,683,841.00 | \$ 1,316,159.00 | \$ - | \$ 700,000.00 | |
| 40982319 | SHAFIPOUR, NASSER ETUX ETAL | Tarrant | | 64,774 | \$ - | \$ 48,581.00 | \$ - | \$ 48,581.00 | |
| | | | | | 20,633,452 | 217,171,192 | 106,059,177 | 1,266,720 | \$ 299,840,399 |

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: AMENDED PARTICIPATION AGREEMENT WITH GRAPEVINE-
COLLEYVILLE INDEPENDENT SCHOOL DISTRICT FOR TAX
INCREMENT FINANCING DISTRICT REINVESTMENT ZONE
NUMBER ONE

RECOMMENDATION:

It is recommended that the City Council adopt the attached amendment to the Participation Agreement with Grapevine-Colleyville Independent School District (GCISD) for Tax Increment Financing District Reinvestment Zone Number One.

BACKGROUND:

The amended Participation Agreement will allow GCISD to remain a participant in the Tax Increment Financing District Reinvestment Zone Number One as a non-contributing entity so that up to \$30,000,000 can be used by GCISD to acquire, construct, and/or reconstruct educational facilities and for a joint-use facility between GCISD and the City of Grapevine.

Staff recommends approval.

GJ

**FIRST AMENDMENT TO CITY OF GRAPEVINE AND
GRAPEVINE/COLLEYVILLE INDEPENDENT SCHOOL DISTRICT
AGREEMENT TO PARTICIPATE IN
REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE**

THIS FIRST AMENDMENT TO AGREEMENT TO PARTICIPATE IN REINVESTMENT ZONE NUMBER ONE (the "First Amendment") is made and entered into by and between the City of Grapevine, ("City"), a home-rule municipal corporation, and the Grapevine/Colleyville Independent School District ("GCISD").

WITNESSETH:

WHEREAS, the City and GCISD previously entered into the Agreement to Participate in Reinvestment Zone Number Two effective August 1, 1996 (the "Agreement"); and

WHEREAS, the City has a population well less than 130,000; and

WHEREAS, the City and GCISD have a lengthy history of successful cooperation and partnerships; and

WHEREAS, Agreement has been mutually beneficial to the City and GCISD; and

WHEREAS, GCISD is authorized to amend the Agreement pursuant to Section 311.0085 of the Texas Tax Code for acquiring, constructing, or reconstructing an educational facility located in or outside of the zone; and

WHEREAS, the City and GCISD wish to amend the Agreement to include up to \$30,000,000 to be used by GCISD to acquire, construct, and/or reconstruct educational facilities and for all project related costs; and

WHEREAS, the new projects will be jointly used by GCISD and the City in accordance with GCISD policies at times when the City's use does not interfere with GCISD's use for educational purposes; and

WHEREAS, the new projects include the renovation of the GCISD stadium and the installation, maintenance and/or repair of a fiber optic cable network to connect City and GCISD facilities; and

WHEREAS, the City and GCISD are authorized by law to approve this First Amendment; and

WHEREAS, all constitutional, statutory and legal prerequisites for the approval of this First Amendment have been met, including but not limited to the Open Meetings Act.

NOW, THEREFORE, the City and Grapevine/Colleyville Independent School

District, in consideration of the terms, conditions, and covenants contained herein, hereby agree as follows:

Section 1. All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. Section 1.g. of the Agreement is hereby added to the Agreement as follows:

“g. In accordance with Sections 311.008 and 311.0085 of the Act, the Reinvestment Zone has dedicated up to \$30,000,000 to be used by GCISD to acquire, construct and/or reconstruct educational facilities and for all related project costs, which will be used jointly by GCISD and by the City in accordance with GCISD policies, at times when the City’s use of educational facilities does not interfere with GCISD’s use for educational purposes. Such educational facilities include renovation of GCISD’s stadium. In addition to the stadium renovation, GCISD will use dedicated funds for the installation, maintenance, and/or repair of a fiber optic cable network to connect GCISD facilities and City facilities. GCISD and the City will share costs of materials, equipment, and labor and related project costs to install the network. The Reinvestment Zone shall disburse dedicated funds to GCISD for these authorized purposes in accordance with the development plan between the Reinvestment Zone and GCISD, and GCISD shall be responsible for the expenditure of and accounting for such funds as required by law. The use of these dedicated funds by the Reinvestment Zone and GCISD for educational facilities and related project costs does not increase the number of years for which the total dollar amount may be deducted, the total dollar amount deducted, or the portion of the tax increment retained by GCISD, in accordance with Texas Government Code, Section 403.302 (e).”

Section 2. All provisions of the Agreement not specifically amended herein shall remain in full force and effect and are hereby confirmed, ratified and approved.

EXECUTED this the _____ day of February, 2016, by the City, signing by and executed through its City Manager and by Grapevine-Colleyville Independent School District, through its duly authorized officials, on the _____ day of _____, 2016.

CITY OF GRAPEVINE

Bruno Rumbelow
City Manager

Attest:

Tara Brooks, City Secretary

GRAPEVINE-COLLEYVILLE INDEPENDENT
SCHOOL DISTRICT

Leon Leal
President, Board of Trustees

Attest:

Jesse G. Rodriguez
Secretary, Board of Trustees

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: DEVELOPMENT AGREEMENT WITH THE GRAPEVINE-
COLLEYVILLE INDEPENDENT SCHOOL DISTRICT

RECOMMENDATION:

It is recommended that the City Council adopt the attached Development Agreement with the Grapevine-Colleyville Independent School District.

BACKGROUND:

Approval of this agreement will allow Grapevine-Colleyville Independent School District (GCISD) up to \$30,000,000 to acquire, construct, and/or reconstruct educational facilities, which will provide direct benefit to GCISD as well as the City of Grapevine.

On January 19, 2016, the Tax Increment Financing District Number One Board of Directors approved a term sheet for a Development Agreement with Grapevine-Colleyville Independent School District to develop an educational facility.

On January 28, 2016, the GCISD Board of Directors approved the Development Agreement.

Staff recommends approval.

GJ

**DEVELOPMENT AGREEMENT BETWEEN
GRAPEVINE COLLEYVILLE INDEPENDENT SCHOOL DISTRICT,
CITY OF GRAPEVINE AND THE BOARD OF DIRECTORS OF TAX
INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF GRAPEVINE,
TEXAS**

THIS AGREEMENT (the “Agreement”), effective as of _____, 2016, is by and between, GRAPEVINE COLLEYVILLE INDEPENDENT SCHOOL DISTRICT (the “GCISD”), the CITY OF GRAPEVINE, TEXAS, a Texas municipal corporation (the “City”), and the BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (the “Zone Board”).

WITNESSETH:

WHEREAS, on February 20, 1996, the City Council approved Ordinance No. 96-07, establishing Tax Increment Reinvestment Zone Number One, City of Grapevine, Texas (the “Zone”) in accordance with the Tax Increment Financing Act (the “Act”), Texas Tax Code, Chapter 311, as amended, to promote development and redevelopment in the area through the use of tax increment financing;

WHEREAS, on June 4, 1996, the City Council approved Ordinance No. 96-38 approving the Project and Financing Plan for the Zone (the “Project and Financing Plan”);

WHEREAS, on February 2, 2016, the City Council approved Ordinance No. _____ amending the Project and Financing Plan to include up to an additional \$30,000,000 in GCISD projects (the “2016 Projects”);

WHEREAS, the 2016 Projects include the renovation of the GCISD stadium and the installation, maintenance and/or repair of a fiber optic cable network to connect City and GCISD facilities; and

WHEREAS, the City and GCISD previously entered into the Agreement to Participate in Reinvestment Zone Number One effective August 1, 1996 (the “Agreement”); and

WHEREAS, the City and GCISD have entered into that First Amendment to the Agreement to provide for the addition of the 2016 Projects; and

WHEREAS, the City and GCISD wish to amend the Agreement to include up to \$30,000,000 to be used by GCISD to acquire, construct, and/or reconstruct educational facilities and for all project related costs; and

WHEREAS, all constitutional, statutory and legal prerequisites for the approval of this Agreement have been met, including but not limited to, the Open Meetings Act.

NOW THEREFORE, in consideration of the mutual covenants and obligations herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Zone Participation.

- A. The 2016 Projects are further described in the attached Exhibit "A". The total cost of the 2016 Projects shall not exceed the sum of \$30,000,000.

Section 2. GCISD's Obligations.

- A. GCISD agrees to develop the 2016 Projects in full compliance with all applicable laws.
- B. The 2016 Projects shall be completed no later than December 31, 2025 (the "Completion Date"). "Completion" is defined as the actual completion of the work, including any extras or change orders, reasonably required or contemplated under all of the contracts that are executed to perform the work of the 2016 Projects.

Section 3. Force Majeure

It is expressly understood and agreed by the parties to this Agreement that if the performance of any obligations hereunder is delayed by reason of war, civil commotion, acts of God, inclement weather, governmental restrictions, regulations, or interferences, delays caused by the franchise utilities (such as TXU Electric, Southwestern Bell Telephone, TXU Gas, Charter Communications or their Contractors), fire or other casualty, court injunction, necessary condemnation proceedings, acts of the other parties, their affiliates/related entities and/or their contractors, market conditions, or any actions or inactions of third parties or other circumstances which are reasonably beyond the control of the party obligated or permitted under the terms of this Agreement to do or perform the same, regardless of whether any such circumstance is similar to any of those enumerated or not, the party so obligated or permitted shall be excused from doing or performing the same during such period of delay, so that the time period applicable to such design or construction requirement shall be extended for a period of time equal to the period such party was delayed.

Section 4. Term.

The term of this Agreement shall begin upon the execution hereof by both parties and end upon the complete performance of all obligations and conditions precedent by parties to this Agreement.

Section 5. Events of Default.

- A. A default shall exist if any party fails to perform or observe any material covenant contained in this Agreement. The non-defaulting parties shall immediately notify the defaulting party in writing upon becoming aware of any change in the existence of any condition or event which would constitute a default or, with the giving of notice or passage of time, or both, would constitute a default under this Agreement. Such notice shall specify the nature and the period of existence thereof and what action, if any, the non-defaulting parties require or propose to require with respect to curing the default.
- B. If, as of the Completion Date, all of the 2016 Projects are not at Completion then the Zone Board shall have the right to terminate this Agreement immediately by providing written notice of such intent to GCISD, and the Zone Board shall owe no Project Costs or any other sums to GCISD. GCISD shall have thirty (30) days to respond to the written notice, and the opportunity to either cure the failure, or provide evidence demonstrating that it has met the requirement.

Section 6. Remedies for Default

- A. If a default shall occur and continue, after thirty (30) day's notice to cure default, the non-defaulting parties may, at their option, pursue any and all remedies they may be entitled to, at law or in equity, in accordance with Texas law, without the necessity of further notice to or demand upon the defaulting party. The Zone Board shall not, however, pursue remedies for as long as the GCISD proceeds in good faith and with due diligence to remedy and correct the default, provided that the GCISD has commenced to cure such default within 30 days following notice.
- B. If there is still an outstanding default as of 180 calendar days after the notice in Subsection A of this Section, there shall be no obligation by the Zone Board to reimburse the GCISD for Project Costs; however, at the Zone Board's sole discretion, the obligation to reimburse Project Costs shall carry forward on a monthly basis until the default is cured.

Section 7. Venue and Governing Law.

This Agreement is performable in Tarrant County, Texas, and venue of any action arising out of this Agreement shall be exclusively in Tarrant County. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

Section 8. Notices.

Any notice required by this Agreement shall be deemed to be properly served if deposited in the U.S. mail by certified letter, return receipt requested, addressed to the

recipient at the recipient's address shown below, subject to the right of the parties to designate a different address by notice given in the manner just described.

If intended for the Zone Board, to:

The City of Grapevine, Texas
Tax Increment Financing District Reinvestment Zone Number One
200 S Main ST
Grapevine, TX 76051
Attn: City Manager Bruno Rumbelow
Facsimile: 817-410-3004

With a copy to:

Boyle & Lowry, LLP
4201 Wingren DR STE 108
Irving, TX 75062
Attn: Mathew C.G. Boyle
Fax: 972-650-7105

If intended for GCISD, to:

Grapevine-Colleyville Independent School District
3051 Ira E Woods Ave
Grapevine TX 76051
Attn: Chief Financial Officer-DaiAnn Mooney
Fax: 817-424-3138

With a copy to:

Thompson & Horton LLP
Phoenix Tower, Suite 2000
3200 Southwest Freeway
Houston TX 77027
Attn: David Thompson

Section 9. Applicable Laws.

This Agreement is made subject to the provisions of the Charter and ordinances of the City, as amended, and all applicable State and Federal laws.

Section 10. Legal Construction.

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this

Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

Section 11. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 12. Captions.

The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

Section 13. Successors and Assigns.

The terms and conditions of this Agreement are binding upon the successors and assigns of all parties hereto.

Section 14. Entire Agreement.

This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement, and except as otherwise provided herein cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

AGREED TO AND ACCEPTED ON THE DATE LAST SIGNED BELOW.

GRAPEVINE COLLEYVILLE INDEPENDENT
SCHOOL DISTRICT

By: _____
Name: _____
Title: _____
Date: _____

REINVESTMENT ZONE NUMBER ONE
CITY OF GRAPEVINE, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT "A"
Description of 2016 Projects

Acquisition, construction, and/or reconstruction of GCISD's educational facilities and renovation of the GCISD stadium.

Installation, maintenance, and/or repair of fiber optic cable network(s) to connect GCISD facilities and City of Grapevine facilities.

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: 2016 CITY OFFICERS ELECTION

RECOMMENDATION:

City Council to consider adopting a resolution calling the 2016 City Officers Election for Saturday, May 7, 2016, designating the polling place and, if necessary, a run-off election to be held on June 18, 2016.

FUNDING SOURCE:

Funding for election expenditures is currently available in the City Secretary's Professional Services Account (100-44540-103-1).

BACKGROUND:

This year, City of Grapevine voters will elect members to City Council Place 3 and City Council Place 4.

During the last legislative session, the Uniform Election day was changed from the second Saturday in May to the first Saturday. Therefore, this year's election will take place on May 7, 2016.

The first day for candidates to file for a place on the May ballot was Wednesday, January 20 and the last day to file is Friday, February 19. The legislature also changed the deadline for declaration of write-in candidacy to February 23.

Staff recommends The REC of Grapevine, 1175 Municipal Way, be the Election Day site, as well as the early voting by personal appearance site. Early voting and Election Day voting will be conducted in compliance with the Texas Election Code relative to the 2002 Help America Vote Act (HAVA). The Act provides voting privacy for individuals with disabilities by utilizing the Direct Recording Electronic System (DRE).

In order to comply with HAVA, an election services contract with Tarrant County Elections Administration will be presented at a later date for the County to conduct the election and utilization of their DRE voting machines.

Staff recommends approval.

RESOLUTION NO. _____

CC ITEM #10
CALL
ELECTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, PROVIDING FOR THE 2016 CITY OFFICER ELECTION TO BE HELD ON MAY 7, 2016; DETERMINING THE POLLING PLACE; PROVIDING SPECIFIC INSTRUCTIONS FOR THE CONDUCTING OF SAID ELECTION; REPEALING INCONSISTENT RESOLUTIONS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 41.001(a) of the Texas Election Code provides for the holding of general city elections on the first Saturday in May; and

WHEREAS, the City desires to conform its practices with State law; and

WHEREAS, the Charter of the City of Grapevine, Texas provides that the Election Code of the State of Texas is applicable to the City Council and Run-Off Elections, and in order to comply with said code an order should be passed establishing the procedure to be followed in said election, and designating the voting place for said election; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the Regular City Officer Election for the City of Grapevine is hereby called for Saturday, May 7, 2016, for the following:

CITY COUNCIL, PLACE 3
CITY COUNCIL, PLACE 4

Section 3. All eligible City of Grapevine voters shall cast their ballots at The REC of Grapevine, 1175 Municipal Way, between the hours of 7:00 a.m. and 7:00 p.m. on Election Day.

Section 4. The first day to file an application for a place on the ballot is January 20, 2016. All candidates for election for City Council, Place 3 and City Council, Place 4, must file their names with the City Secretary of the City of Grapevine, Texas, by 5:00 p.m. on February 19, 2016. That all of the said applications shall be on a form

approved by the City Secretary and shall be in compliance with the City Charter and the State Election Code.

Section 5. That the City Secretary shall post the names of all candidates who have filed their applications in accordance with the terms and provisions of this order.

Section 6. The Election shall be conducted under the jurisdiction of the Tarrant County Elections Department (the "Elections Administrator") pursuant to an Election Services Contract (the "Contract") by and among the Tarrant County Elections Department, the City and other participating entities, if any, described in the Contract. The Mayor or the Mayor's designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator.

Section 7. All early voting shall be conducted pursuant to and in accordance with the applicable provisions of the State of Texas Election Code. The Elections Administrator is hereby appointed as Early Voting Clerk for the Election and shall determine the early voting place and hours, however, such locations may be changed if so directed by the Elections Administrator without further action of the City Council. The Elections Administrator is hereby authorized and directed to make such changes in locations as may be necessary for the proper conduct of the Election. The Elections Administrator and/or Early Voting Clerk are hereby authorized to appoint the members of the Early Voting Ballot Board and the presiding judge and alternate judge in accordance with the requirements of the Code.

Section 8. That the Tarrant County Elections Administrator/Early Voting Clerk has established the following dates, times and locations for early voting by personal appearance:

Early Voting Polling Locations

Tarrant County Elections Center, 2700 Premier Street, Fort Worth, Texas 76111
The REC of Grapevine, 1175 Municipal Way, Grapevine, Texas 76051
*Other Tarrant County early voting locations to be designated by the Tarrant County Elections Administrator/Early Voting Clerk pursuant to joint election agreements with other political subdivisions within Tarrant County

Days and hours for Early Voting by Personal Appearance

| | | |
|---------------|------------------|------------------------|
| April 25 - 29 | Monday - Friday | 8:00 a.m. - 5:00 p.m. |
| April 30 | Saturday | 7:00 a.m. - 7:00 p.m. |
| May 1 | Sunday | 11:00 a.m. - 4:00 p.m. |
| May 2 - 3 | Monday - Tuesday | 7:00 a.m. - 7:00 p.m. |

Section 9. The Elections Administrator shall provide and furnish all necessary supplies and personnel to conduct said election. Said supplies and personnel shall be furnished at the expense of the General Fund of the City of Grapevine, Texas. Early voting will be conducted on Direct Recording Electronic (DRE) System and Election Day voting will be on the Digital Scan System accompanied by DRE for disabled and provisional voters.

Section 10. The City Secretary is hereby instructed to publish notice of said election once in a newspaper of general circulation not more than thirty (30) days before the election and not less than ten (10) days before the election.

Section 11. This resolution shall repeal every prior resolution in conflict herewith, but only insofar as the portion of such resolution shall be in conflict, and as to all other sections of resolutions not in direct conflict herewith, this resolution shall be and is hereby made cumulative.

Section 12. The Mayor shall issue all necessary orders, writs and notices for said election and the returns of said election shall be made to the City Secretary after the close of the polls and the completion of the counting of the ballots.

Section 13. That a run-off election, if necessary, shall be called for June 18, 2016.

Section 14. That this resolution shall be effective from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

CC ITEM #10

RES. NO. _____

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL CC ITEM #11

FROM: BRUNO RUMBELOW, CITY MANAGER BR

MEETING DATE: FEBRUARY 2, 2016

SUBJECT: APPROVAL TO RENEW ANNUAL CONTRACTS FOR MASONRY CONSTRUCTION AND REPAIR SERVICES

RECOMMENDATION:

City Council to consider approval to renew annual contracts with Austin Masonry Construction Inc. as primary vendor and Chibli Stone Works as the secondary vendor for masonry construction and repair services.

FUNDING SOURCE:

Funding for this purchase is limited to the budgeted amount by each department.

BACKGROUND:

Austin Masonry Construction Inc. and Chibli Stone Works submitted the lowest responsive and responsible bids. To insure availability of services, Council awarded primary and secondary contracts. Austin Masonry Construction Inc. and Chibli Stone Works have agreed to renew their contracts with no increase in pricing.

The purpose of this bid is to establish fixed annual pricing for construction and repair services that will be required on various masonry structures on an as-needed basis. Construction and repairs typically involve pavilion columns, bridge abutments, retaining walls, signs, various brick work and surfaces composed of pavers.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid was advertised the Fort Worth Star Telegram on December 15 and 22, 2011. 104 vendors were notified of the bid with four vendors submitting bids. The contract was for an initial one-year period with four one-year renewal options. If approved, this would be the final renewal option available.

Staff recommends approval.

MH/LW

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
ADVERTISING SERVICES FOR THE ACTIVITIES GUIDE

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of advertising services from Community Impact Newspaper.

FUNDING SOURCE:

Funding for this purchase is currently available in account 100-44565-312-8 (Advertising Publication & Subscription) for a total amount not to exceed \$54,024.

BACKGROUND:

The Parks & Recreation Department would like to continue to partner with the Community Impact Newspaper for a second year to print and distribute the activities guide, PlayGrapevine, for calendar year 2016 in April, August and November. It is mailed out as an insert in the Community Impact Newspaper with a promotional sticker on the front page of the paper informing recipients of the insert. This process of distribution has been well received by the members and is less cost prohibitive due to the savings realized in postage and printing. Memberships and class-participation are at an all-time high. The next City bi-monthly newsletter will also be distributed and designed by Community Impact News on a trial basis due to the positive feedback and cost savings.

This sole source purchase will be made in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.022(a)(16) per the requirements and criteria needed by the Parks and Recreation Department.

Staff recommends approval.

TK/BS

RESOLUTION NO. _____

ADVERTISING

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE ADVERTISING SERVICES AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code Chapter 252, Subchapter B, Section 252.022(a)(16) to consider advertising services as an exception to the bidding requirements of the State of Texas; and

WHEREAS, the City of Grapevine Parks and Recreation staff has the need to produce and distribute the spring, summer and winter activity guides; and

WHEREAS, Community Impact Newspaper is the provider in our marketplace for the departmental specified advertising services needed; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of advertising services from Community Impact Newspaper for the total amount of \$81,035.58.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said advertising services.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: APPROVAL OF A RESOLUTION FOR THE PURCHASE OF
PLAYGROUND EQUIPMENT

RECOMMENDATION:

City Council to consider approval of a resolution for the purchase of playground equipment from Lea Park & Play through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

FUNDING SOURCE:

Funding for this purchase is currently available in account 174-74015-312-067 (Playground Accessibility Improvements) for an amount not to exceed \$81,559.00.

BACKGROUND:

This purchase is for a new play structure at Sunshine Harbor Park. On December 17, 2015 a community input meeting was held with local residents. The meeting was very successful with over 20 residents present and the Parks & Recreation Advisory Board. Staff presented the three different playgrounds from three different manufacturers for the residents to select. Residents selected the playground from Lea Park & Play as the playground they preferred for Sunshine Harbor.

This purchase will be made in accordance with an existing Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) as allowed by Texas Local Government Code, Section 271.102, Cooperative Purchasing Program.

Bids were taken by the Cooperative and a contract was awarded to Lea Park & Play. The Parks & Recreation Department staff and Purchasing reviewed the contract for departmental specification compliance and pricing and determined that the contract would provide the best product and pricing for meeting the needs of the City.

Staff recommends approval.

TS/BS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE PLAYGROUND EQUIPMENT THROUGH AN ESTABLISHED INTERLOCAL PARTICIPATION AGREEMENT AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Grapevine, Texas is a local government in the State of Texas and as such is empowered by the Texas Local Government Code, Section 271.102 to enter into a cooperative purchasing program agreement with other qualified entities in the State of Texas; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) is a qualified purchasing cooperative program as authorized by Section 271.102 of the Texas Local Government Code; and

WHEREAS, the City of Grapevine, Texas has established an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) and wishes to utilize established contracts meeting all State of Texas bidding requirements; and

WHEREAS, The Local Government Purchasing Cooperative (BuyBoard) has an established contract no. 423-13, Parks and Recreation Equipment, Field Lighting Products and Installation with Lea Park & Play; and

WHEREAS, the City of Grapevine, Texas has a need for a new play structure at Sunshine Harbor Park; and

WHEREAS, all legal prerequisites for the adoption of this resolution have been met, including but not limited to the Local Government Code and the Open Meetings Act; and

WHEREAS, the City Council hereby declares that the approval of this resolution is in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the above preamble are true and correct and are incorporated herein as if copied in their entirety.

Section 2. That the City Council of the City of Grapevine authorizes the purchase of playground equipment from Lea Park & Play through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard) for an amount not to exceed \$81,559.00.

Section 3. That the City Manager or his designee is authorized to take all steps necessary to consummate the purchase of said playground equipment.

Section 4. That this resolution shall take effect from and after the date of its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER ^{BR}
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: APPROVAL TO EXTEND AN ANNUAL CONTRACT FOR
JANITORIAL SERVICES AND WASTE/TRASH REMOVAL

RECOMMENDATION:

City Council to consider approval to extend an annual contract for janitorial services and waste/trash removal with Regent Services.

FUNDING SOURCE:

Funds are available in account 100-44540-312-3, (General Fund/Professional Services/Park Maintenance), 119-44540-312-9, (General Fund/Professional Services/Lake Parks) and 115-44540-350-05 (Convention and Visitors Bureau Fund/Convention & Visitors Bureau/Festivals) up to the budgeted amount allowed in each department.

BACKGROUND:

The purpose of this bid is to establish fixed annual pricing for janitorial and waste/trash removal services to be performed at various parks, medians, right-of-ways, Park facilities, open spaces and athletic complexes. Regent Services' contract was due to expire this year, but they have agreed to extend for one year with no increase in pricing as a special exception due to lake flooding.

Potential bidders will not be able to visit many of the Lake Park sites to determine a fair bid price until flood waters recede. By allowing a one year extension, the lake levels hopefully will recede enough to allow access to facilities prior to publishing a new bid.

Bids were taken in accordance with Local Government Code Chapter 252, Subchapter B, Section 252.021 (a) and Section 252.041 (a). The bid advertisement was posted in the Fort Worth Star Telegram on January 20 and 27, 2011. The contract was for an initial one-year period with four one-year renewal options. This approval request is for an extension of one year.

Staff recommends approval.

KM

MEMO TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL
FROM: BRUNO RUMBELOW, CITY MANAGER BR
MEETING DATE: FEBRUARY 2, 2016
SUBJECT: INTERLOCAL AGREEMENT BETWEEN THE TRINITY RIVER
AUTHORITY AND CITY OF GRAPEVINE

RECOMMENDATION:

City Council consider approving an Interlocal Agreement with the Trinity River Authority of Texas and appropriating funds in an amount of \$20,000 for the funding participation in the design and construction of City monitoring improvements at TRA's Colleyville East/Grapevine West Meter Station which serves the City of Grapevine, and take any necessary action.

FUNDING SOURCE:

Funds are available for this project in account 200-43360-534-0 W PCMF.

BACKGROUND INFORMATION:

Trinity River Authority (TRA) owns and operates the Tarrant County Water Supply Project (TCWSP) that supplies drinking water to the cities of Bedford, Colleyville, Euless, and portions of Grapevine and North Richland Hills. As part of water system upgrades at its Colleyville East/Grapevine West Meter Station site, TRA intends to rehab this meter/pump station by replacing existing meters, removing booster pumps, and reworking mechanical/electrical equipment.

TRA provides approximately 70 percent of Grapevine's drinking water, while the other 30 percent is produced from Grapevine Lake at the City's Water Treatment Plant. City staff monitors water quality produced at the plant and checks water quality throughout the distribution system at the City's elevated storage tanks through the use of water analyzers. To complete the process of monitoring the water quality within the City's distribution system and from TRA, the City will install water analyzer equipment at the two TRA meter delivery points. This first location works well with TRA in conjunction with its upcoming rehab project at this location due out in April, 2016. Staff is still working with TRA on installation of the second location.

CC ITEM #15

The estimated cost for the design and construction of the City's monitoring equipment is estimated at \$20,000. TRA has agreed to incorporate this work into its final bid documents with the bidding and award for construction for the TCWSP Facility Improvements Project

Staff recommends approval.

EXHIBIT A

INTERLOCAL AGREEMENT
BETWEEN THE TRINITY RIVER AUTHORITY OF TEXAS
AND THE CITY OF GRAPEVINE, TEXAS

STATE OF TEXAS §

COUNTY OF TARRANT §

THIS AGREEMENT is made and entered into as of February 24, 2016, by and between the TRINITY RIVER AUTHORITY OF TEXAS, with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, a conservation and reclamation district operating pursuant to special and general law (AUTHORITY), and CITY OF GRAPEVINE, a home-rule municipal corporation, with its principal office at 200 South Main Street, Grapevine, Tarrant County, Texas 76051 (CITY).

WHEREAS, this Interlocal Agreement (AGREEMENT) is made by and between the AUTHORITY and CITY, under the authority granted each by the Interlocal Cooperation Act, Texas Government Code Chapter 791, which authorizes municipalities and districts to contract with one another for the performance of governmental functions and services under the terms of that act; and

WHEREAS, the AUTHORITY owns and operates the Tarrant County Water Supply Project (TCWSP) that supplies water to the cities of Bedford, Colleyville, Euless, and portions of Grapevine and North Richland Hills; and

WHEREAS, the Colleyville East/Grapevine West Meter Station supplies treated drinking water to both the City of Colleyville and City of Grapevine; and

WHEREAS, the AUTHORITY intends to construct improvements at the Colleyville East/Grapevine West Meter Station site as part of the TCWSP Facility Improvements and Rehabilitation Project in the CITY, which will consist of the removal and replacement of existing venturi meters and the removal of existing booster pumps (AUTHORITY'S PROJECT); and

WHEREAS, the CITY proposes to install and maintain water quality monitoring equipment and relocate its existing SCADA pack flow monitoring device to the new outdoor panel (CITY PROJECT), as part of the AUTHORITY'S PROJECT; and

WHEREAS, the CITY has agreed to provide all the necessary water quality monitoring equipment to the contractor selected by the AUTHORITY to construct the AUTHORITY'S PROJECT, at the CITY'S cost, and the CITY will pay for 100 percent of the cost for the installation of the CITY PROJECT, which is estimated at \$16,000; and

WHEREAS, the AUTHORITY has agreed to incorporate the CITY PROJECT into its final plans and specifications, and the bidding and award for construction of the AUTHORITY'S PROJECT; and

WHEREAS, the governing bodies of the AUTHORITY and CITY believe that this AGREEMENT is necessary for the benefit of the public and that each party has the legal authority to provide the governmental functions as described in this AGREEMENT.

NOW THEREFORE, for and in consideration of the mutual covenants, terms and conditions set forth herein, and the mutual benefits to each party, the receipt and sufficiency of which are hereby acknowledged, the AUTHORITY and CITY agree as follows:

I. DEFINITION OF TERMS

Terms and expressions as used in this AGREEMENT, unless the context shows otherwise, shall have the following meanings:

- A. "CONSTRUCTION" means any one more of the following:
 - (1) Material testing and related expenses;
 - (2) Building, installing, and constructing, and
 - (3) Construction services, accounting or supervision of any items listed above;
- B. "CITY PROJECT" means the CONSTRUCTION required for or related to the water quality monitoring equipment and relocation of the CITY'S existing SCADA pack flow monitoring device to a new outdoor panel which will be incorporated into the AUTHORITY'S PROJECT; and
- C. "PROJECT COSTS" mean all costs and expenses incurred by the AUTHORITY in relation to the development and CONSTRUCTION of the CITY PROJECT;

II. OBLIGATIONS OF THE CITY

- A. The CITY shall provide the design of the water quality monitoring equipment for the Colleyville East/Grapevine West Meter site which will be incorporated into the plans and specifications of the AUTHORITY'S PROJECT;
- B. The CITY shall provide the specifications and plans for the CITY PROJECT to the AUTHORITY by January 18, 2016, in order that they may be included within the AUTHORITY'S PROJECT;
- C. The CITY is responsible for all PROJECT COSTS incurred during CONSTRUCTION including, but not limited to, AUTHORITY inspection costs, change orders and delay costs associated with the CITY PROJECT;

- D. The CITY will coordinate all sanitary sewer line connections associated with the operation of the CITY PROJECT, and shall apply for any permits required for the CONSTRUCTION or operation of the CITY PROJECT. The necessary sanitary sewer line connections shall be in place prior to CONSTRUCTION of the CITY PROJECT;
- E. All costs associated with the operation of the CITY PROJECT shall be borne exclusively by the CITY;
- F. Upon bid opening by the AUTHORITY, the CITY shall be entitled to accept or reject the portion of the bid associated with the CITY PROJECT within seven calendar days. If the CITY accepts the bid within that time period, the AUTHORITY will award the AUTHORITY'S PROJECT including the CITY PROJECT. If the CITY rejects the bid or fails to act within that seven-day period, the AUTHORITY'S PROJECT will be awarded without the CITY PROJECT;
- G. The CITY must execute a permit with the AUTHORITY on the required form prior to the CONSTRUCTION of the CITY PROJECT, which shall remain in effect during the CITY PROJECT'S operation; and
- H. During the CONSTRUCTION and operation of the CITY PROJECT, the CITY must contact the AUTHORITY and receive authorization prior to accessing the site. The CITY shall ensure the site is secured prior to leaving the site. Any access lasting longer than six hours shall be coordinated no less than seven days in advance with the AUTHORITY. If the CITY requires any outside vendor to service CITY PROJECT equipment, the CITY will remain with the vendor for the duration of the service call and will inform AUTHORITY of the contractor's presence on the site.

III. OBLIGATIONS OF THE AUTHORITY

- A. The AUTHORITY is responsible for the advertisement for bids, award of bid and construction administration during the CONSTRUCTION of the CITY PROJECT;
- B. The AUTHORITY shall execute the CONSTRUCTION of the CITY PROJECT as part of the CONSTRUCTION of the AUTHORITY'S PROJECT, subject to the CITY'S acceptance as specified in Section II.F.; and
- C. The AUTHORITY agrees and does hereby grant the CITY the right to access and work within the AUTHORITY'S rights-of-way and any AUTHORITY-owned construction or permanent easements for the purposes of inspecting or maintaining CITY equipment as part of the CITY PROJECT.

IV. FISCAL PROVISIONS

- A. The CITY shall be responsible for all PROJECT COSTS incurred by the AUTHORITY as a result of the CONSTRUCTION of the CITY PROJECT. If the CITY accepts the bid as specified above in Section II.F., the CITY shall deposit

with the AUTHORITY, no later than April 15, 2016, an amount equal to the bid amount associated with CONSTRUCTION of the CITY PROJECT, together with an amount estimated by the AUTHORITY associated with other PROJECT COSTS;

- B. The AUTHORITY shall create on its books a separate account to be known as the "Tarrant County Water Supply – Water Quality Monitoring Construction Fund (CONSTRUCTION FUND). The CONSTRUCTION FUND shall be maintained and applied by the Authority for the sole purpose of paying PROJECT COSTS associated with the CITY PROJECT;
- C. The CITY shall be responsible for any adjustments in the CONSTRUCTION FUND as determined by the AUTHORITY, including but not limited to adjustments necessitated by change orders associated with the CITY PROJECT. If such adjustments require the deposit of additional funds, the AUTHORITY shall invoice the CITY and the CITY shall furnish such additional funding within 30 days of receipt of such invoices; and
- D. Upon final completion of the AUTHORITY'S PROJECT, the AUTHORITY shall conduct a final cost accounting to determine the extent of any remaining unspent funds in the CONSTRUCTION FUND. To the extent there is money remaining in the CONSTRUCTION FUND after all PROJECT COSTS have been paid, the amount of remaining funds will be returned to the CITY. To the extent the remaining funds are insufficient to pay all PROJECT COSTS associated with the CITY PROJECT, the AUTHORITY will submit an invoice for payment to the CITY and the CITY shall pay the AUTHORITY for such additional costs within 30 days of receipt of notice.

V. INDEMNIFICATION AND HOLD HARMLESS

To the extent allowed by law and subject to and without waiving defenses or immunities under Texas law, each of the parties hereto agree to indemnify and hold one another harmless from any claim by a third party for damages arising from or resulting from the performance of this AGREEMENT.

VI. NOTICES

Any notice required to be given under this AGREEMENT shall be deemed to have been received upon deposit in the United States mail in an envelope with sufficient postage and properly addressed to the other party as follows:

TO THE AUTHORITY:

Trinity River Authority of Texas
P.O. Box 240
Arlington, Texas 76004-0240

Attention: Ms. Fiona M. Allen, P.E.
Regional Manager, Northern Region

TO CITY OF GRAPEVINE:

City Manager
P.O. Box 95104
Grapevine, Texas 76099

Attention: Mr. Bruno Rumbelow
City Manager

A change of address may be made by either party upon the giving of prior written notice.

VII. MISCELLANEOUS

- A. This AGREEMENT shall be binding upon and inure to the benefit of the parties hereto and their respective successors, and assigns;
- B. This AGREEMENT constitutes the sole and only AGREEMENT of the parties hereto and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter hereof;
- C. No amendment, modification, or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by the parties;
- D. This AGREEMENT may be executed concurrently in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument;
- E. In case any one or more of the provisions contained in this AGREEMENT shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein;
- F. All remedies provided for in this contract are in addition to, not in substitution of, all remedies of the parties at law or in equity. All remedies are intended to be cumulative, and a party to this contract may pursue the remedies provided for in this AGREEMENT and all remedies at law or in equity at the same time; and

G. All payments made by the parties to this contract shall be paid from current revenues.

VIII. TERM OF AGREEMENT

This AGREEMENT shall be effective upon execution hereof and shall continue in force and effect until _____ day of _____ 2016 or until the CITY furnishes the payment required by Section IV to the AUTHORITY;

BRUNO RUMBELOW, City Manager
City of Grapevine

J. KEVIN WARD, General Manager
Trinity River Authority of Texas

TARA BROOKS, City Secretary
City of Grapevine

HOWARD S. SLOBODIN, Secretary
Board of Directors

APPROVED BY CITY OF GRAPEVINE COUNCIL:

Date

APPROVED BY AUTHORITY BOARD:

Date

Approved as to Form and Legality:

NAME
City Attorney

HOWARD S. SLOBODIN
General Counsel

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, REVISING THE ADOPTED CAPITAL IMPROVEMENTS BUDGET FOR THE FISCAL YEAR ENDING IN 2016, PROVIDING FOR THE TRANSFER OF THE FUNDS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Grapevine desires to maintain its water infrastructure with regular maintenance, repairs and updates as necessary; and

WHEREAS, funding for the update of water monitoring and communication equipment necessitated by the upgrades to Trinity River Authority's (TRA) meter station improvements within the City of Grapevine is not currently included in the Fiscal Year 2015-2016 Capital Improvements Plan Budget; and

WHEREAS, maintenance, repairs and updating the water monitoring system is necessary to insure continued optimum operation of the City's water distribution system.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS:

Section 1. That all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That the City Council hereby authorizes an amount of \$20,000 be appropriated from the City's Utility Enterprise Capital Improvements Fund to the Fiscal Year 2015-2016 Capital Improvements Plan Budget for design and construction of water monitoring and communication equipment.

Section 3. That a copy of the revised Fiscal Year 2015-2016 Capital Improvements Plan Budget document shall be kept on file in the City Secretary's Office and on the City of Grapevine website.

Section 4. That the terms and provisions of this ordinance shall be deemed to be severable, and that if the validity of any section, subsection, word, sentence or phrase shall be held to be invalid, it shall not affect the remaining part of this ordinance.

Section 5. That the fact that the present ordinances and regulations of the City of Grapevine, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Grapevine, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety,

and general welfare which requires that this ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS on this the 2nd day of February, 2016.

APPROVED:

ATTEST:

APPROVED AS TO FORM:

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The City Council and the Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Joint Session on this the 19th day of January, 2016 in the City Council Chambers, Second Floor, 200 South Main Street, with the following members of the City Council present:

| | |
|-----------------|----------------|
| William D. Tate | Mayor |
| Darlene Freed | Mayor Pro Tem |
| Sharron Spencer | Council Member |
| Mike Lease | Council Member |
| Chris Coy | Council Member |
| Duff O'Dell | Council Member |
| Paul Slechta | Council Member |

constituting a quorum, with the following members of the Planning and Zoning Commission:

| | |
|------------------|---------------|
| Larry Oliver | Chairman |
| BJ Wilson | Vice Chairman |
| Monica Hotelling | Member |
| Jim Fechter | Member |
| Gary Martin | Member |
| Beth Tiggelaar | Member |
| Dennis Luers | Member |
| Theresa Mason | Alternate |
| Bob Tipton | Alternate |

constituting a quorum, with the following members of the City Staff:

| | |
|--------------------|-------------------------|
| Bruno Rumbelow | City Manager |
| Jennifer Hibbs | Assistant City Manager |
| John F. Boyle, Jr. | City Attorney |
| Matthew C.G. Boyle | Assistant City Attorney |
| Tara Brooks | City Secretary |

CALL TO ORDER

Mayor Tate called the meeting to order at 6:18 p.m.

Item 1. Executive Session

Mayor Tate announced the City Council would recess to the City Council Conference Room to conduct a closed session regarding:

- A. Real property relative to deliberation or the exchange, lease, sale or value of City owned properties (portion of 185 acres owned by City) pursuant to Section 551.072, Texas Government Code.
- B. Conference with City Manager and Staff to discuss and deliberate commercial and financial information received from business prospects the City seeks to have locate, stay, or expand in the City; deliberate the offer of a financial or other incentive; with which businesses the City is conducting economic development negotiations pursuant to Section 551.087, Texas Government Code.

Mayor Tate announced that he would recuse himself from a portion of item 1A and filed a Conflict of Interest Affidavit with the City Secretary. Mayor Pro Tem Freed presided over that portion of the Executive Session. Mayor Tate joined the Executive Session at 6:36 p.m.

The City Council recessed to the City Council Conference Room and began the closed session at 6:21 p.m. The closed session ended at 7:16 p.m.

Upon reconvening in open session in the Council Chambers, Mayor Pro Tem Freed asked if there was any action necessary relative to the closed session.

City Manager Bruno Rumbelow requested Council move to approve the Twelfth Amendment to Contract of Sale with JLB Realty and authorize the City Manager to execute the Amendment and all associated documents.

Motion was made to approve the Twelfth Amendment to Contract of Sale with JLB Realty and authorize the City Manager to execute the Amendment and all associated documents.

Motion: Lease
Second: Coy
Ayes: Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Abstains: Tate
Approved: 6-0-1

City Manager Rumbelow requested Council move to approve the Seventh Addendum to Convention Development and Marketing Agreement with Gaylord and authorize the City Manager to execute the Addendum and all associated documents.

Motion was made to approve the Seventh Addendum to Convention Development and Marketing Agreement with Gaylord and authorize the City Manager to execute the Addendum and all associated documents.

Motion: O'Dell
Second: Lease

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

NOTE: City Council continued with the Regular Meeting in open session in the City Council Chambers.

CALL TO ORDER

Mayor Tate called the meeting to order at 7:33 p.m. in the City Council Chambers.

INVOCATION

Vice Chairman Wilson delivered the Invocation and led the Pledge of Allegiance.

PRESENTATIONS

Item 2. Mayor Tate to recognize Grapevine High School Tennis team for winning the State Championship.

Mayor Tate presented a recognition to Coach Ryan Gillen and the Grapevine High School Tennis team for winning the State Championship.

Item 3. Mayor Tate to recognize Grapevine High School Girls Cross Country team for winning the State Championship.

Mayor Tate presented a recognition to Coaches Rick Miller, Jeff Nisbet, and Alissa Cordes and the Grapevine High School Girls Cross Country team for winning the State Championship.

JOINT PUBLIC HEARINGS

Item 4. Conditional Use Permit CU15-47 (Grapevine Cricket Fields)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Ron Stombaugh presented this item. The property is located at 3451 Foxfire Lane. The applicant requested to allow for stadium lighting and to exceed the maximum permitted height of a tent/canopy structure in conjunction with a cricket field complex to include cricket batting cages.

Applicant Venicet Kandanaca presented this item to Council and answered questions from the Planning and Zoning Commission and City Council

Jeff Cook, 3389 Foxfire Lane, spoke in support.

Eric Miscoll, 3321 Van Zandt Court, spoke in opposition.

Nick Salomone, 3225 Wilberger Trail, spoke in opposition.
Ken Burkett, 3201 Fannin Drive, spoke in opposition.
Ryan Davis, 3209 Wilberger Trail, spoke in opposition.
Melani Windham, 3205 Wilberger Trail, spoke in opposition.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Fechter
Second: Martin
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 5. Conditional Use Permit **CU15-48** (Blue Goose Cantina)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh presented this item. The property is located at 2455 East Grapevine Mills Circle. The applicant is requesting to amend the previously approved site plan of CU05-27 SPRC, CU02-43 (Ordinance No. 2002-79) for a planned commercial center in excess of 1,000,000 square feet of gross leasable space with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer, wine and mixed beverages), specifically to revise the floor plan, building elevations, and to allow outside dining and outdoor speakers in conjunction with a restaurant.

Applicants John Hamilton and Matt Mortimer presented this item and answered questions from City Council. There were no questions from the Planning and Zoning Commission.

Steven J. Smith, 5525 Lyons Road, Garland, Texas spoke in support of this item.

There was no correspondence to report.

Motion was made to close the public hearing.

Motion: Wilson
Second: Hotelling
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: Lease

Second: Slechta

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta

Nays: None

Approved: 7-0

Item 6. Conditional Use Permit **CU15-49** (Wise Guy's Pizzeria)

Mayor Tate declared the public hearing open.

Development Services Assistant Director Stombaugh presented this item. The property is located at 322 South Park Boulevard. The applicant requested to amend the previously approved site plan of CU14-39 (Ordinance No. 2014-65) for a planned commercial center with the possession, storage, retail sale and on-premise consumption of alcoholic beverages (beer and wine only), outside dining and outdoor speakers, specifically to allow off-premise consumption of alcoholic beverages (beer only) in conjunction with a restaurant.

Applicant Kevin McNamara presented this item and answered questions from the Planning and Zoning Commission and City Council.

No one spoke during the public hearing and there were two letters of support.

Motion was made to close the public hearing.

Motion: Luers

Second: Hotelling

Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers

Nays: None

Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell

Second: Freed

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta

Nays: None

Approved: 7-0

Item 7. Historical Landmark District **HL15-06** (517 East Worth Street)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh presented this item. The property is located at 517 East Worth Street. The applicant is requesting designation as a Historic

Landmark Subdistrict. The Historic Preservation Commission approved this request on October 28, 2015.

No one spoke during the public hearing and there was one letter of support.

Motion was made to close the public hearing.

Motion: Hotelling
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Spenser
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 8. Historic Landmark District **HL15-08** (318 East Worth Street)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh presented this item. The property is located at 318 East Worth Street. The applicant requested designation as a Historic Landmark Subdistrict. The Historic Preservation Commission approved this request on October 28, 2015.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Tiggelaar
Second: Martin
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 9. Historic Landmark District HL15-09 (511 Estill Street)

Mayor Tate declared the Public Hearing open.

Development Services Assistant Director Stombaugh presented this item. The property is located at 511 Estill Street. The applicant requested designation as a Historic Landmark Subdistrict. The Historic Preservation Commission approved this request on November 18, 2015.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Martin
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: Lease
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

Item 10. Final Plat of Lots 1R and 2R, Block 1, Eggers Addition being a replat of Lots 1, 2, and 3, Block 1, Eggers Addition

Mayor Tate declared the Public Hearing open.

Manager of Engineering John Robertson presented this item. The property is located at 3215, 3219, and 3223 Wintergreen Terrace. The applicant requested to convert three lots into two.

No one spoke during the public hearing and there was not any correspondence to report.

Motion was made to close the public hearing.

Motion: Luers
Second: Wilson
Ayes: Oliver, Wilson, Hotelling, Fechter, Martin, Tiggelaar, and Luers
Nays: None
Approved: 7-0

Motion was made to close the public hearing.

Motion: O'Dell
Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

RECESS AND RECONVENE

Mayor Tate announced the Planning and Zoning Commission would recess to the Planning and Zoning Conference Room to consider published business.

The City Council remained in session in the Council Chambers to consider published business.

CITIZEN COMMENTS

No one spoke during the Citizen Comments.

PRESENTATIONS

Item 12. Chief Financial Officer to present monthly financial update.

Chief Financial Officer Greg Jordan reported the general fund is strong with revenues trending upward and expenditures below budget. The utility fund and golf fund is strong. The lake parks is below budget due to the flood but they are still working on business interruption insurance. The general fund sales tax, mixed beverage and hotel occupancy tax are all trending upward. Unemployment remains below the national average.

NEW BUSINESS

Item 13. Consider appointing John Levitt, PE and Keith Hamilton, PE to the five member Impact Fee Advisory Committee and take any necessary action.

Public Works Director Stan Laster presented this item to Council. State law requires the City to update the Impact Fee Land Use Assumptions and Capital Improvements Plan every five years. They will be due in December 2016. There were two resignations to the committee.

Motion was made to appoint John Levitt, PE and Keith Hamilton, PE to the Impact Fee Advisory Committee.

Motion: Spencer
Second: Slechta
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell, and Slechta
Nays: None
Approved: 7-0

CONSENT AGENDA

Consent items are deemed to need little Council deliberation and will be acted upon as one business item. Any member of the City Council or member of the audience may request that an item be withdrawn from the consent agenda and placed before the City Council for full discussion. No items were removed from the consent agenda.

Approval of the consent agenda authorizes the City Manager, or his designee, to implement each item in accordance with Staff recommendations.

Item 14. Consider a **resolution** authorizing a professional services contract for medical control services from BEST EMS.

Fire Chief Darrell Brown recommended approval of a contract with BEST EMS in the amount of \$23,760 which allows on-duty Baylor Scott & White Emergency Department physicians to provide 24 hours a day medical guidance to Grapevine Fire Department paramedics by phone and in person.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO APPROVE A PROFESSIONAL SERVICES CONTRACT FOR MEDICAL CONTROL SERVICES AND PROVIDING AN EFFECTIVE DATE

Item 15. Consider the City Investment Policy pursuant to the provisions of the Public Funds Investment Act, Chapter 2256, Texas Government Code.

Chief Financial Officer Jordan recommended approval of the amendments to the City Investment Policy.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 16. Consider renewal of an annual contract for office supplies with Office Depot, Inc. through an established Cooperative Agreement with The Cooperative Purchasing Network (TCPN).

Chief Financial Officer Jordan recommended approval of an annual contract to establish fixed annual pricing for various office supply items on an as-needed basis for all city departments for a total annual estimated budgeted amount of \$200,000.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

Item 17. Consider a **resolution** for the purchase of a demo spin and relief reel grinder from Luber Bros. through an Interlocal Participation Agreement with The Local Government Purchasing Cooperative (BuyBoard).

Golf Director Russell Pulley recommended approval of the purchase of a demo spin and relief reel grinder to sharpen blades for greens mowing equipment for an amount not to exceed \$31,401.50.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: Coy

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

RESOLUTION NO. 2016-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A DEMO SPIN AND RELIEF REEL GRINDER AND WORKSTATION THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

Item 18. Consider award of contract 434-2016 to Terracare Associates for Grounds Management Services.

Parks and Recreation Director Kevin Mitchell recommended approval of the award of contract for Grounds Management Services which encompasses all City facilities, parks, lake parks, medians, roads, right-of-ways, rail road right-of-way, and drainage ditches.

The following services are performed at the various properties; litter removal, mowing, trimming, landscape maintenance, irrigation, fertilization and pesticide applications.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 19. Consider a **resolution** authorizing the purchase of a vacuum truck from Virginia Truck Center through an Interlocal Membership Agreement with the National Joint Powers Alliance (NJPA).

Public Works Director Laster recommended approval of the purchase of a 2016 Freightliner M2 chassis with mounted vacuum debris collector in an amount not to exceed \$166,253.55. The vacuum truck is a leaf collector that will be used to collect leaves and debris from drain inlets and gutters to improve street sweeping efficiency and control flooding and other environmental issues.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A VACUUM TRUCK THROUGH AN ESTABLISHED INTERLOCAL MEMBERSHIP AGREEMENT AND PROVIDING AN EFFECTIVE DATE

Item 20. Consider a **resolution** authorizing the purchase of a tandem dump truck from Grande Truck Center through an Interlocal Agreement for Cooperative Purchasing with the Houston-Galveston Area Council (H-GAC).

Public Works Director Laster recommended approval of the purchase of a 2016 Mack GU713 tandem dump truck for the Public Works Utilities Department in an amount not to exceed \$145,820.

Motion was made to approve the consent agenda as presented.

Motion: Freed

Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

RESOLUTION NO. 2016-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, AUTHORIZING THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO PURCHASE A TANDEM DUMP TRUCK THROUGH AN ESTABLISHED INTERLOCAL AGREEMENT FOR COOPERATIVE PURCHASING AND PROVIDING AN EFFECTIVE DATE

Item 21. Consider award of an informal request for quote for a polymer mixing system for the Public Works Department from IPM Systems.

Public Works Director Laster recommended approval of the informal request for quote for the IPM Polymer Feed System needed to inject polymer into sludge produced from ongoing treatment of our Wastewater Treatment Facility.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Item 22. Consider the minutes of the January 5, 2016 Regular City Council meeting.

City Secretary Tara Brooks recommended approval of the minutes as presented.

Motion was made to approve the consent agenda as presented.

Motion: Freed
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Item 23. Conditional Use Permit **CU15-47** (Grapevine Cricket Fields)

Chairman Oliver reported the Planning and Zoning Commission voted 5-2 to approve the conditional use permit stipulating the lights would be turned off by 9:00 p.m. Sunday thru Thursday and by 10:00 p.m. on Friday and Saturday.

Motion was made to approve CU15-47 (Grapevine Cricket Fields) with the recommendation of the Planning and Zoning Commission.

Motion: Freed
Second: Lease
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-004

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-47 FOR STADIUM LIGHTING AND TO EXCEED THE MAXIMUM PERMITTED HEIGHT OF A TENT/CANOPY IN A DISTRICT ZONED "RA" RECREATION/AMUSEMENT DISTRICT ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 24. Conditional Use Permit CU15-48 (Blue Goose Cantina)

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the conditional use permit.

Motion was made to approve CU15-48 (Blue Goose Cantina)

Motion: Coy
Second: Freed
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-005

AN ORDINANCE ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-48 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2002-79, AS AMENDED, FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE AND MIXED BEVERAGES) TO REVISE THE RESTAURANT FLOOR PLAN AND ELEVATIONS, TO ALLOW OUTSIDE DINING AND OUTDOOR SPEAKERS IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 25. Conditional Use Permit **CU15-49** (Wise Guy's Pizzeria)

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the conditional use permit.

Motion was made to approve CU15-49 (Wise Guy's Pizzeria)

Motion: Freed

Second: Slechta

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

ORDINANCE NO. 2016-006

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS ISSUING A CONDITIONAL USE PERMIT IN ACCORDANCE WITH SECTION 48 OF ORDINANCE NO. 82-73, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF GRAPEVINE, TEXAS, SAME BEING ALSO KNOWN AS APPENDIX "D" OF THE CITY CODE, BY GRANTING CONDITIONAL USE PERMIT CU15-49 TO AMEND THE SITE PLAN APPROVED BY ORDINANCE NO. 2014-65, AS AMENDED, FOR THE POSSESSION, STORAGE, RETAIL SALE AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) OUTDOOR SPEAKERS, AND OUTSIDE DINING, TO ALLOW OFF-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER ONLY) IN CONJUNCTION WITH A RESTAURANT IN A DISTRICT ZONED "CC" COMMUNITY COMMERCIAL DISTRICT REGULATIONS ALL IN ACCORDANCE WITH A SITE PLAN APPROVED PURSUANT TO SECTION 47 OF ORDINANCE NO. 82-73 AND ALL OTHER CONDITIONS, RESTRICTIONS AND SAFEGUARDS IMPOSED HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND THE ISSUANCE OF THIS CONDITIONAL USE PERMIT; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 26. Historical Landmark District HL15-06 (517 East Worth Street)

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the historic landmark district.

Motion was made to approve HL15-06 (517 East Worth Street).

Motion: Lease
Second: Spencer
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ORDINANCE NO. 2016-007

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-06 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 5, BLOCK 108, COLLEGE HEIGHTS ADDITION OF THE ABSTRACT 1029 ESTHER MOORE SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 517 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 27. Historic Landmark District HL15-08 (318 East Worth Street)

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the historic landmark district.

Motion was made to approve HL15-08 (318 East Worth Street).

Motion: Coy

Second: Freed

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

ORDINANCE NO. 2016-008

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-08 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT E 60' 2, W 15' E 75' N 118' 2, BLOCK 33, CITY OF GRAPEVINE OF THE

ABSTRACT 422 WILLIAM DOOLEY SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 318 EAST WORTH STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 28. Historic Landmark District HL15-09 (511 Estill Street)

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the historic landmark district.

Motion was made to approve HL15-09 (511 Estill Street).

Motion: Spencer

Second: Slechta

Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta

Nays: None

Approved: 7-0

ORDINANCE NO. 2016-009

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRAPEVINE, TEXAS, DESIGNATING A HISTORIC LANDMARK SUBDISTRICT HL15-09 IN ACCORDANCE WITH SECTION 39 OF ORDINANCE NO. 82-73 (APPENDIX "D" OF THE CODE OF ORDINANCES), DESIGNATING THE AREA LEGALLY DESCRIBED AS LOT 4, BLOCK 100, COLLEGE HEIGHTS ADDITION OF THE ABSTRACT 1029 ESTHER MOORE SURVEY AND MORE SPECIFICALLY DESCRIBED HEREIN, IN A DISTRICT ZONED "R-7.5" SINGLE FAMILY DISTRICT REGULATIONS; PROVIDING FOR THE ADOPTION OF THE 511 ESTILL STREET HISTORIC DISTRICT PRESERVATION CRITERIA; CORRECTING THE OFFICIAL ZONING MAP; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; PROVIDING A CLAUSE RELATING TO SEVERABILITY; DETERMINING THAT THE PUBLIC

INTERESTS, MORALS AND GENERAL WELFARE DEMAND A ZONING CHANGE AND AMENDMENT THEREIN MADE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE

Item 29. Final Plat of Lots 1R and 2R, Block 1, Eggers Addition

Chairman Oliver reported the Planning and Zoning Commission voted 7-0 to approve the final plat

Motion was made to approve the Statement of Findings and the Final Plat of Lots 1R and 2R, Block 1, Eggers Addition.

Motion: Freed
Second: O'Dell
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

ADJOURNMENT

Motion was made to adjourn the meeting at 9:22 p.m.

Motion: O'Dell
Second: Coy
Ayes: Tate, Freed, Spencer, Lease, Coy, O'Dell and Slechta
Nays: None
Approved: 7-0

Passed and Approved by the City Council of the City of Grapevine, Texas on this the 2nd day of February, 2016.

APPROVED:

William D. Tate
Mayor

ATTEST:

Tara Brooks
City Secretary