

FY15 - FY16 EXECUTIVE SUMMARY

**Property Tax Abatement Agreements
and
Chapter 380 Agreements**

Property Tax Abatement Agreements

OVERVIEW AND HISTORY

Information presented provides information on the abatement program since its inception in FY1991, and provides projections through FY2028. This time period was established to show the tax abatement program from its inception all the way through the projected end of the abatements currently in place.

GENERAL INFORMATION

- Chapter 312 of the Property Tax Code
- Exempts all or a portion of the increase in value of real or personal property from taxation
- Cannot exceed 10 years
- Requires adoption of guidelines by the entity every other year
- Reinvestment zone must be adopted for each abated property
- Abatement only allowed once per reinvestment zone
- Public hearings required for each abated property
- Intended for property owners, not necessarily tenants
- If abatement applied within TIRZ, it would require the approval of all participating taxing entities

ANNUAL ABATEMENT CERTIFICATION PROCESS

- Abatement agreement contracts are certified annually – a coordinated effort by Treasury division and Economic Development office staff members, company representatives, and the Tarrant Appraisal District (TAD)
- Company certification provides estimated taxable value, job, wage information, and project completion status
- Company must also make annual application with TAD by April 30 of each year the abatement is in its active period
- Agreement compliance is determined by comparing certification data and certified values with the contract, and an abatement percentage is assigned accordingly and reported to TAD
- TAD determines eligible value by subtracting Freeport exemption and ineligible value from total value
- Final abated value is determined by deducting the base year value from the eligible property value, and applying the abatement percentage provided by the City to that figure.
- To determine the total abated levy, multiply the Abated Value by the current tax rate, and divide by \$100
- TAD reports all abatement activity to the State Comptroller's Office on behalf of themselves and the City of Arlington
- Tax bills sent to company represent a levy based on the already-reduced value

An example of the calculation is as follows:

ABATED VALUE BY COMPANY

There has been a total of about \$6.110 billion in abated value from FY1991 through FY2016, and an anticipated \$4.335 billion in abated value from FY2017 through FY2029. A total of 36 companies have had abatement agreements, with 34 companies who either have or will experience a portion of the taxable value being abated. Some of these companies have had multiple abatements over the years, sometimes representing different phases of their project, or significant expansions of the business.

Company	Abated Years	Actual Abated Value To-Date (FY91 - FY16)	Projected Value Abatement (FY17 - FY28)	TOTAL Projected Abated Value
General Motors	1990-2027	3,535,814,920	4,020,084,590	7,555,899,510
National Semiconductor	1993-2010	1,023,461,890	-	1,023,461,890
General Electric Capital	1997-2002	27,623,170	-	27,623,170
Doskocil Manufacturing	1995-2004	239,229,069	-	239,229,069
Pepsico/McLane	1996-2005	15,101,712	-	15,101,712
Traders Publishing	1997-2002	4,846,577	-	4,846,577
Lear Operations	1998-2010	41,145,468	-	41,145,468
PrimeCo	1999-2007	63,595,429	-	63,595,429
Mackie Automotive	1998-2007	117,351,743	-	117,351,743
Petula/Aetna	1998-2007	80,754,816	-	80,754,816
Primera	1998-2007	30,286,135	-	30,286,135
For 1031 Arlington LLC	1999-2008	30,863,122	-	30,863,122
Providian Bancorp	2000-2005	41,821,958	-	41,821,958
AmeriCredit	2000-2009	381,000,869	-	381,000,869
Office Depot	2000-2009	33,038,503	-	33,038,503
Primera II	2001-2010	14,013,223	-	14,013,223
Pro Line Printing	2001-2002	2,525,250	-	2,525,250
Chase Bank of Texas	2002-2009	95,908,726	-	95,908,726
Eden Road	2002-2005	10,824,743	-	10,824,743
Siemens Dematic	2005-2014	172,175,999	-	172,175,999
Rooms To Go	2005-2009	51,824,756	-	51,824,756
TransNorm System Inc	2008-2012	553,277	-	553,277
A.E. Petsche	2007-2011	3,558,924	-	3,558,924
Pratt & Whitney	2009-2013	8,754,388	-	8,754,388
Progressive Inc	2010-2016	18,760,938	4,495,988	23,256,926
Pioneer 360 Business Center	2011-2020	45,515,416	21,744,218	67,259,634
MCR Oil Tools / Levon Leasing	2011-2015	1,241,898	-	1,241,898
RCR Healthcare - Sundance Hosp	2014-2019	4,311,572	6,467,358	10,778,930
Rico's	2015-2021	-	26,273,148	26,273,148
Exeter - Arlington Commerce Ctr	2015-2021	14,474,549	86,847,294	101,321,843
Spartan Printing / J&J Group	2016-2020	-	3,000,000	3,000,000
Texas Rehab Hospital	2016-2022	-	50,050,000	50,050,000
Columbia Medical Center of Arlington	2019-2025	-	79,050,000	79,050,000
Arlington Commons Lands	2019-2028	-	37,800,000	37,800,000
TOTAL:		6,110,379,040	4,335,812,596	10,446,191,636

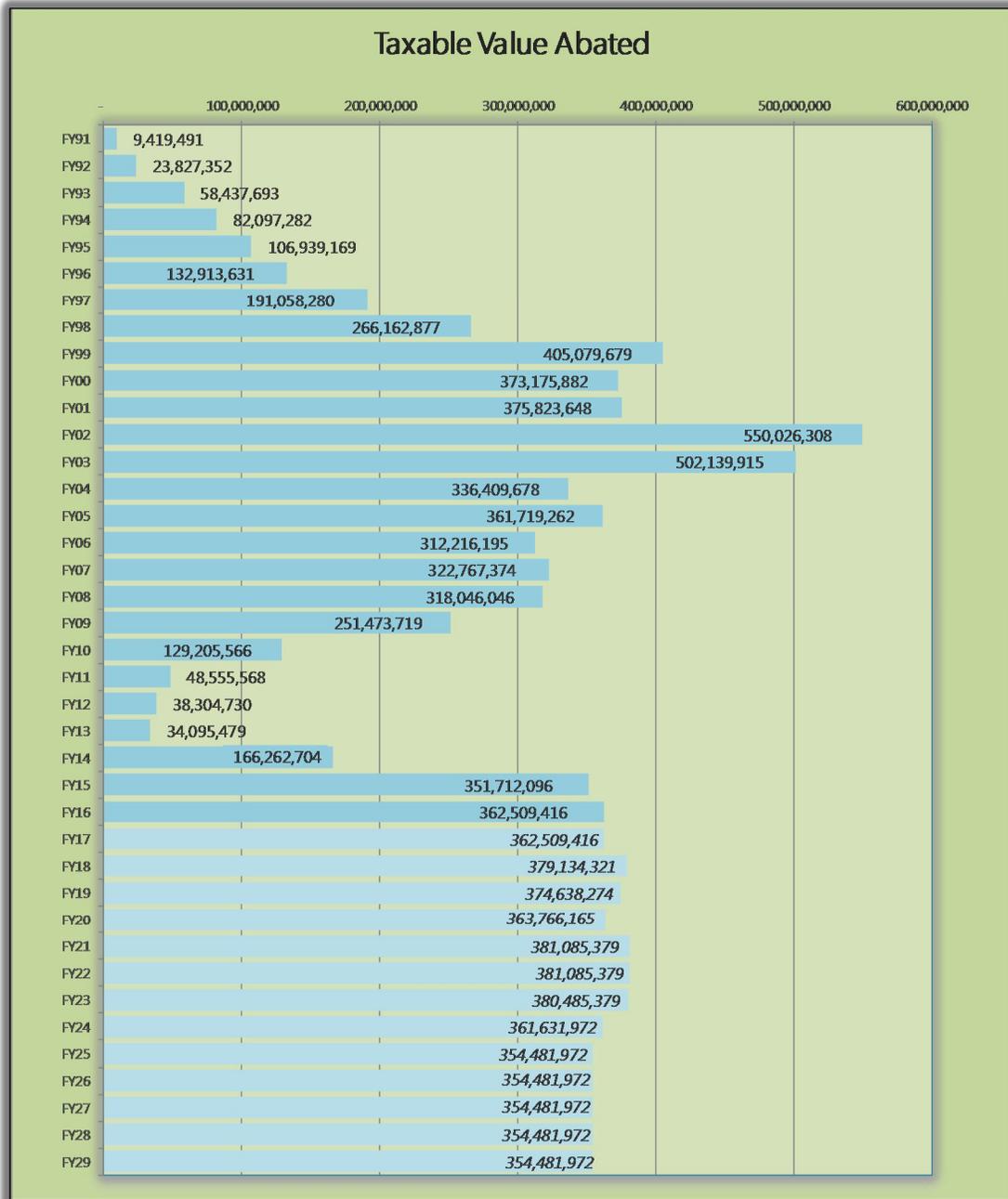
ABATED LEVY BY COMPANY

There has been a total of about \$39.223 million in abated tax levy from FY1991 through FY2016, and an anticipated \$28.096 million in abated tax levy from FY2017 through FY2029, for a total of \$67.319 million over the 39-year span of the program.

Company	Abated Years	Actual Abated Levy To-Date (FY91 - FY16)	Projected Levy Abatement (FY17 - FY28)	TOTAL Projected Abated Levy
General Motors	1990-2027	22,705,985	26,050,148	48,756,133
National Semiconductor	1993-2010	6,533,003	-	6,533,003
General Electric Capital	1997-2002	176,028	-	176,028
Doskocil Manufacturing	1995-2004	1,527,468	-	1,527,468
Pepsico/McLane	1996-2005	96,812	-	96,812
Traders Publishing	1997-2002	30,847	-	30,847
Lear Operations	1998-2010	264,159	-	264,159
PrimeCo	1999-2007	406,798	-	406,798
Mackie Automotive	1998-2007	755,312	-	755,312
Petula/Aetna	1998-2007	519,287	-	519,287
Primera	1998-2007	194,171	-	194,171
For 1031 Arlington LLC	1999-2008	199,057	-	199,057
Providian Bancorp	2000-2005	267,844	-	267,844
AmeriCredit	2000-2009	2,457,583	-	2,457,583
Office Depot	2000-2009	212,300	-	212,300
Primera II	2001-2010	90,806	-	90,806
Pro Line Printing	2001-2002	16,010	-	16,010
Chase Bank of Texas	2002-2009	619,069	-	619,069
Eden Road	2002-2005	69,577	-	69,577
Siemens Dematic	2005-2014	1,115,700	-	1,115,700
Rooms To Go	2005-2009	335,824	-	335,824
TransNorm System Inc	2008-2012	3,585	-	3,585
A.E. Petsche	2007-2011	23,062	-	23,062
Pratt & Whitney	2009-2013	56,728	-	56,728
Progressive Inc	2010-2016	121,571	29,134	150,705
Pioneer 360 Business Center	2011-2020	294,940	140,903	435,842
MCR Oil Tools / Levon Leasing	2011-2015	8,047	-	8,047
RCR Healthcare - Sundance Hosp	2014-2019	27,939	41,908	69,847
Rico's	2015-2021	-	170,250	170,250
Exeter - Arlington Commerce Ctr	2015-2021	93,795	562,770	656,566
Spartan Printing / J&J Group	2016-2020	-	19,440	19,440
Texas Rehab Hospital	2016-2022	-	324,324	324,324
Columbia Medical Center of Arlington	2019-2025	-	512,244	512,244
Arlington Commons Lands	2019-2028	-	244,944	244,944
TOTAL:		39,223,310	28,096,066	67,319,375

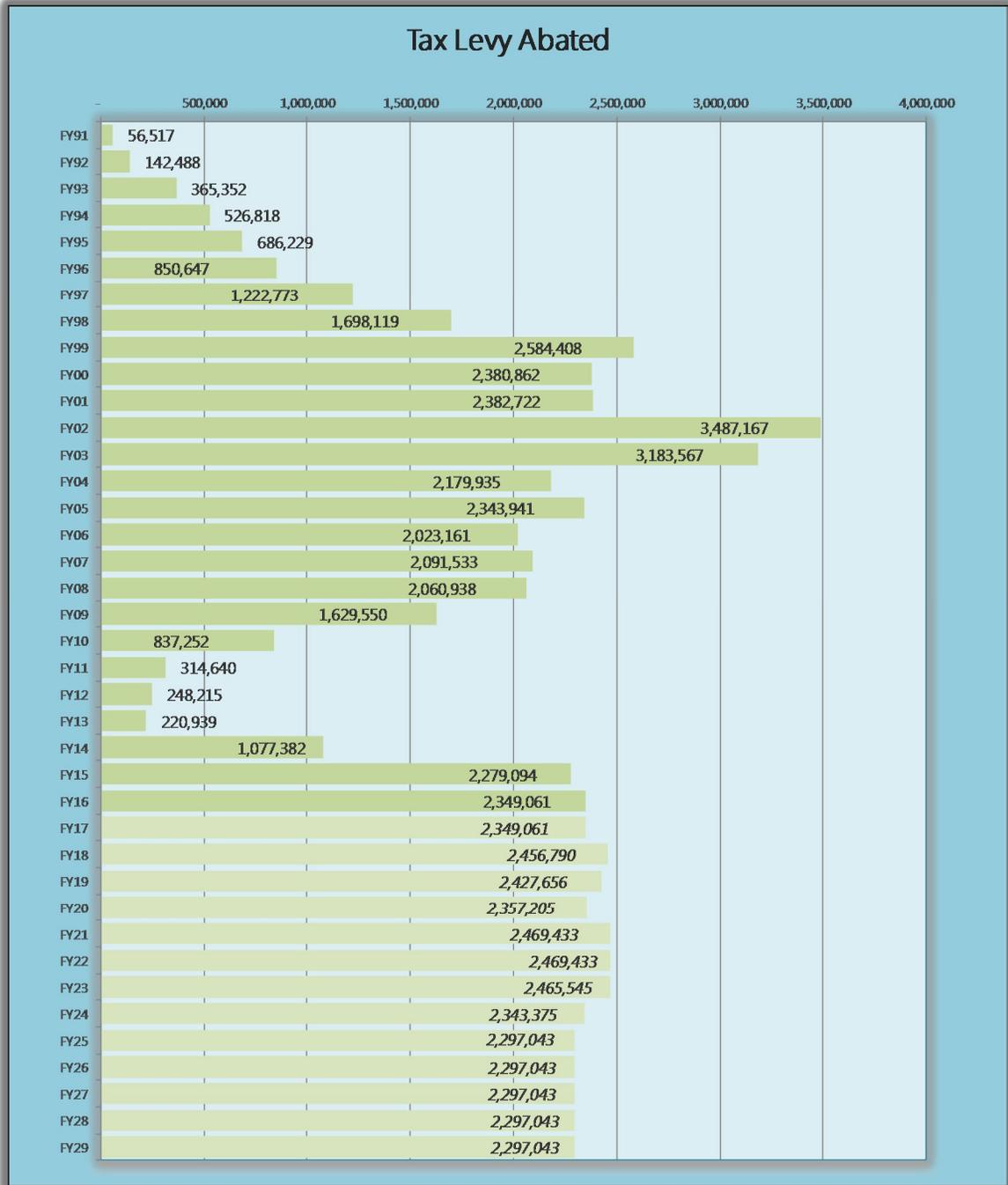
ABATED VALUE BY YEAR

This chart shows the amount of abated value over a 39-year period. In FY02 the abated value dollar amount was \$550,026,308 and was comprised of 17 companies, compared to the lower total abated value in FY03 of \$502,139,915 comprised of 21 companies. In FY16, the eight companies abated equated to \$362,509,416 in abated taxable value. This is value that is removed from the tax roll prior to the tax bill being created. The chart below shows the projected abated value beginning in FY17.



ABATED LEVY BY YEAR

This chart shows the amount of abated tax levy over the 39-year period since the inception of the tax abatement program. Abated levy reached its height in FY02 when the tax roll was reduced by \$3,487,167 for abatement agreements for 17 companies. In FY16 abated levy was \$2,349,061 split among eight companies.



FY16 ABATEMENT PERFORMANCE

In FY16, the City of Arlington had eight active Tax Abatement Agreements, with one of those in the last year of the abatement agreement (MCR Oil Tools / Levon Leasing), and one ending next year (Progressive / Heroux Devtek)

There are five more approved by Council and scheduled to become active: Arlington Commons Lands, Columbia Medical Center of Arlington, General Motors (2015 Expansion), Spartan Printing / J&J Group, and Texas Rehab Hospital.

The following table shows the basic information for each agreement that was active during FY16, and the far-right column shows the percentage of abatement allowed and reported to TAD:

Summary of all Active Abatements

Business Name	Location	TAD Account(s)	RE	BPP	Base Year	Begin		End		Years in Abatement Period	*Base Year Value	Minimum Added Value Required to Qualify	Number of Jobs Required	Exceed Median Wage	Total Abatement % Authorized
						Tax Year	Fiscal Year	Tax Year	Fiscal Year						
Exeter (Arlington Commerce Ctr)	4900 Sherry St	41638549	x		2013	2015	FY16	2021	FY22	7	\$ 2,470,404	\$ 15,000,000	n/a	n/a	75%
General Motors - Retooling 2013	2525 E Abram St	13565427		x	2011	2013	FY14	2019	FY20	7	\$ -	\$ 100,000,000	2,410 total	n/a	90%
General Motors - Stamping Facility	2525 E Abram St	01182080	x	x	2012	2014	FY15	2023	FY24	10	\$ -	\$ 79,000,000	180	n/a	90%
MCR Oil Tools	7315 and 7327 Business Pl	41500423	x		2010	2011	FY12	2015	FY16	5	\$ 70,437	\$ 1,000,000	25	31,459	40%
	2241 S Watson Rd	41468015	x												
Pioneer 360 Business Ctr	2900 E Pioneer Pkwy	41468007	x		2007	2011	FY12	2020	FY21	10	\$ 6,383,667	\$ 40,000,000	251	n/a	40%
	3000 E Pioneer Pkwy	41467981	x												
Progressive	1030 Commercial Blvd N	08352534		x	2006	2010	FY11	2016	FY17	7	\$ 1,112,562	\$ 10,000,000	101	28,579	45%
RCR Healthcare (Sundance Hospital)	7000 US 287 Hwy	41621832	x		2013	2014	FY15	2018	FY19	5	\$ 2,953,000	\$ 3,500,000	190	31,459	50%
	3011 Pinewood Dr	03694143	x		2013	2015	FY16	2021	FY22	7	\$ 2,400,000	\$ 2,500,000	45	TBD	70%
Rico's Products Company Inc	3011 Pinewood Dr	13877887		x											

Abatements Approved to Begin in the Future

Business Name	Location	TAD Account(s)	RE	BPP	Base Year	Begin Year		End Year		Years in Abatement Period	Base Year Value	Minimum Added Value Required to Qualify	Number of Jobs Required	Exceed Median Wage	Total Abatement % Authorized
						Tax Year	Fiscal Year	Tax Year	Fiscal Year						
Arlington Commons Lands, LLC	425 E Lamar Blvd	TBD	x		2015	2019	FY20	2028	FY29	10	TBD	\$ 7,000,000	n/a	n/a	90%
Columbia Medical Center of Arlington	3301 Matlock Rd	6658229	x		2014	2019	FY20	2025	FY26	7	\$ 32,523,963	\$ 15,500,000	50**	n/a	85%
General Motors - Expansion/Retooling 2015	2525 E Abram St	01182080	x		2015	2018	FY19	2027	FY28	10	\$ 57,227,020	\$ 16,000,000	589 new	n/a	80%
		13565427		x	2015	2017	FY18	2026	FY27	10	\$ -	\$ 120,000,000		n/a	80%
Spartan Printing / J&J Group LTD	320 109th St	03689735 and 06617085	x		2014	2016	FY17	2020	FY21	5	\$ 1,034,973	\$ 500,000	Retain 50	n/a	80%
Texas Rehab Hospital	900 W Arbrook Blvd	40605965	x		2014	2016	FY17	2022	FY23	7	\$ 837,700	\$ 10,000,000	101	n/a	75%

NOTES:

* Where Base Year Value is zero, the base year value is zero dollars.

◇ Rico's Products agreement was amended in 2016 to convert the first year to a Chapter 380 agreement when it was discovered that the agreement was not added to TAD's records and the company was not abated.

** Columbia Medical Center of Arlington agreement also has a hiring grant component, where cash is paid for the hiring of Arlington residents.

After the percentages are provided to TAD, the following table (below) is calculated by TAD and returned to the City of Arlington. It shows the total values abated in the Abated Value column, and the percentage of total value abated. The total abated value for the Tax Year 2015 (FY16) was \$362,509,416, or 51.08% of the total taxable value of all the companies and all types of property combined of \$709,698,808. The abated value represents 0.40% of the City of Arlington's \$8.969 billion in commercial taxable value for the 2015 (FY16) tax year. Progressive and MCR Oil Tools had no abated levy, as they chose not to make application with TAD by the statutory deadline of April 30, despite having certified with City of Arlington.

2015 (FY16) Abated Values							
TYPE	Account Number	Account Name	Land Value	Improvement Value	Total Value	Abated Value	% of Total Value Abated
Business Personal Property	13565427	General Motors			\$ 553,199,209	\$ 317,006,972	57.30%
	08352534	Progressive Inc	\$ 93,435	\$ 1,034,915	\$ 30,277,630	\$ -	0.00%
Real Property	01182080	General Motors	\$ 6,772,980	\$ 54,227,021	\$ 61,000,001	\$ 18,000,000	29.51%
	41500423	MCR Oil Tools Inc	\$ 93,435	\$ 1,034,915	\$ 1,128,350	\$ -	0.00%
	41621832	RCR Healthcare	\$ 534,986	\$ 7,374,478	\$ 7,909,464	\$ 2,155,786	27.26%
	41638549	Exeter 4900 Sherry LP	\$ 2,470,404	\$ 19,710,150	\$ 22,180,554	\$ 14,474,549	65.26%
	41467981	CLPF Pioneer 360 LP	\$ 3,649,144	\$ 17,770,856	\$ 21,420,000	\$ 6,616,006	30.89%
	41468007	CLPF Pioneer 360 LP	\$ 1,091,020	\$ 5,838,980	\$ 6,930,000	\$ 2,335,592	33.70%
	41468015	CLPF Pioneer 360 LP	\$ 852,322	\$ 4,801,278	\$ 5,653,600	\$ 1,920,511	33.97%
			\$ 15,557,726	\$ 111,792,593	\$ 709,698,808	\$ 362,509,416	51.08%

FY16 (Tax Year 2015) Levy Paid and Levy Abated

Business Name	Account Number	Total Calculated Levy (incl. abated levy)			Abated Levy			% of Total Abated	Levy Paid			% of Total Paid
		RE	BPP	Combined	RE	BPP	Combined		RE	BPP	Combined	
Exeter (Arlington Commerce Ctr)	41638549	141,068	-	141,068	93,795	-	93,795	66%	47,273	-	47,273	34%
General Motors - Retooling 2013	13565427	-	3,584,731	3,584,731	-	2,054,205	2,054,205	57%	-	1,098,558	1,098,558	31%
General Motors - Stamping Facility	01182080	395,280	-	395,280	116,640	-	116,640	30%	278,640	-	278,640	70%
MCR Oil Tools	41500423	7,312	-	7,312	-	-	-	0%	7,312	-	7,312	100%
Pioneer 360 Business Ctr	41468015	36,635	-	36,635	12,445	-	12,445	34%	24,190	-	24,190	66%
	41468007	44,906	-	44,906	15,135	-	15,135	34%	29,772	-	29,772	66%
	41467981	138,802	-	138,802	42,872	-	42,872	31%	95,930	-	95,930	69%
Progressive	08352534	-	196,199	196,199	-	-	-	0%	-	115,644	115,644	59%
RCR Healthcare (Sundance Hospital)	41621832	51,253	-	51,253	13,969	-	13,969	27%	37,284	-	37,284	73%
Rico's Products Company Inc *	03694143	15,358	-	15,358	-	-	-	0%	15,358	-	15,358	100%
	13877887	-	40,730	40,730	-	-	-	0%	-	37,633	37,633	92%
TOTAL		830,614	3,821,660	4,652,274	294,856	2,054,205	2,349,061	50%	535,758	1,251,835	1,787,593	38%

* Rico's Products Company Inc's abatement agreement was converted to a Chapter 380 rebate for the first year only, due to an administrative error at TAD. Totals shown do not reflect the rebate.

Total Adopted AV Budget for FY16: 122,762,582
 Abated Levy as % of Total AV Adopted Budget: 0.24%

Abated Value of \$362,509,416 equates to \$2,349,061 in abated property tax **revenue**, which is 0.24% of the adopted ad valorem tax revenue portion of the City's general fund budget, and 50% of the total calculated levy for the same seven companies. Actual levy received from these companies was \$1,787,593. See table on previous page.

Appraised value growth over the base year value for each of the companies varied, however most showed considerable growth when comparing the combined total value of real estate and personal property.

Appraised Value Growth over Base Year Value

Business Name	TAD Account	RE	BPP	Base Year	Base Year Value	FY 16		
						RE	BPP	Combined
Exeter (Arlington Commerce Ctr)	41638549	x		2013	\$ 2,470,404	22,180,554		22,180,554
General Motors - Retooling 2013	13565427		x	2011				
General Motors - Stamping Facility	01182080	x	x	2012	\$ -	61,000,001	553,199,209	614,199,210
MCR Oil Tools	41500423	x		2010	\$ 70,437	1,128,350		1,128,350
	41468015	x					-	-
Pioneer 360 Business Ctr	41468007	x		2007	\$ 6,383,667		-	-
	41467981	x					-	-
Progressive	08352534		x	2006	\$ 1,112,562	-	30,277,630	30,277,630
RCR Healthcare (Sundance Hospital)	41621832	x		2013	\$ 2,953,000	7,909,464		7,909,464
	03694143	x						
Rico's Products Company Inc	13877887		x	2013	\$ 2,400,000	2,370,000	6,285,467	8,655,467
Totals: \$ 15,390,070						\$94,588,369	\$ 589,762,306	\$ 684,350,675
Totals without GM: \$ 15,390,070						\$33,588,368	\$ 36,563,097	\$ 70,151,465

* May not always equate to Base Year Value as defined in agreements; this is designed to show overall growth from when the agreement began compared to current year values.

In addition to capturing information on the appraised value of properties, the annual certification process attempts to capture the most recent **number of jobs and the average annual salary** of each of the companies with active abatement agreements. These tables compare the number of jobs and the average salary for a full-time employee reported by each company per year the abatement agreement was active.

NOTES: These numbers are captured at the end of the calendar year prior to the year of certification. For example, if the certification was for the year 2015, the jobs reported were the number of jobs in place as of December 31, 2014, as required by the abatement agreements. In spaces where there is "n/a" this means the abatement agreement was not yet in place for the year represented in the table. If there is a zero or a "-", it means the abatement agreement was not certified, or no jobs were reported during that particular year.

In the case of Pioneer 360 Business Center, the agreement was being amended during 2011 in order to provide for a later threshold date for the project to achieve the job status. Year one of the abatement was forfeited in return for this amendment, so while the abatement was active during 2011, there was no certification from the company.

Number of Jobs Reported

Business Name	2011 (FY12)	2012 (FY13)	2013 (FY14)	2014 (FY15)	2015 (FY16)
A E Petsche	158	n/a	n/a	n/a	n/a
Americredit	772	n/a	n/a	n/a	n/a
Exeter (Arlington Commerce Ctr)	information not collected for this agreement				
General Motors	2,578	3,597	3,597	3,902	not yet rec'd
MCR Oil Tools	45	50	46	56	60
Pioneer 360 Business Ctr	-	272	530	-	-
Pratt and Whitney	233	238	238	-	-
Progressive	152	145	158	155	203
RCR Healthcare (Sundance Hospital)	n/a	n/a	132	280	261
Rico's	n/a	n/a	n/a	50	not yet rec'd
Siemens	314	267	100	-	-
Transnorm	71	60	-	n/a	n/a

n/a = abatement not in place at the time

Average Salary Reported

Business Name	2011 (FY12)	2012 (FY13)	2013 (FY14)	2014 (FY15)	2015 (FY16)
A E Petsche	40,500	n/a	n/a	n/a	n/a
Americredit	34,050	n/a	n/a	n/a	n/a
Exeter (Arlington Commerce Ctr)	information not collected for this agreement				
General Motors	78,572	57,814	57,814	66,969	not yet rec'd
MCR Oil Tools	52,061	57,649	63,595	69,667	71,407
Pioneer 360 Business Ctr	-	29,975	43,156	-	-
Pratt and Whitney	43,368	43,985	43,985	-	-
Progressive	59,889	67,004	77,000	65,954	48,862
RCR Healthcare (Sundance Hospital)	n/a	n/a	47,396	34,089	43,075
Rico's	n/a	n/a	n/a	35,605	not yet rec'd
Siemens	84,621	92,347	not given	-	-
Transnorm	42,958	48,227	-	n/a	n/a

*data not collected at the time

Chapter 380 Agreements

OVERVIEW AND HISTORY

Information presented provides information on the Chapter 380 Agreement program with actual expenditures from FY2007 through FY2015, and provides projections through FY2025.

GENERAL INFORMATION

- Chapter 380 of the Local Government Code
- Must serve the purpose of promoting local economic development by stimulating business and commercial activity within the taxing jurisdiction
- Agreement between taxpayer and taxing entity to offer a variety of fee-based or tax-based incentives, grants (which may or may not be repaid), or rebates
- Allows for flexibility in packaging an economic development incentive deal to assist with closing a developer's financing gap
- Appropriate for deals with a tenant (rather than property owner); where an abatement is not possible; where a variety of financing mechanisms is warranted in order to make a deal work; or within a TIRZ
- No public hearing required
- Each is structured differently, so each is calculated differently
- Some coordination with TAD, but these are not reported to TAD or State
- If based on sales tax or property tax generation, taxes are paid by company, then rebated (in most cases) either quarterly or annually
- Certified quarterly or annually depending on structure of agreement

ANNUAL CERTIFICATION PROCESS

- Chapter 380 agreement contracts are certified annually if they are based on property tax values, and either monthly or quarterly if they are based on sales tax values
- Coordinated effort by Treasury division and Economic Development office staff members, company representatives, and sometimes TAD (if needed for assistance with the breakdown of personal property values)
- Company certification provides estimated taxable value, job, wage information, and project completion status
- Agreement compliance is determined by comparing certification data and certified values with the contract, and rebate amount is determined accordingly
- Company must have paid the prior year's property tax bill if rebate is based on property tax
- Rebates are typically made in June
- Not all Chapter 380 agreements receive rebates or grants; some are internal transfers of dollars from one fund to another

This table presents a summary of all Chapter 380 Agreements and their funding sources.

	Name	Location	Estimated Total Maximum Value*	Improvement Summary	FUNDING SOURCE									
					General Fund			CES	Impact Fees	Dev Part	TIRZ Reimb	IVCF Grant		
					Fee Waiver	Property Tax	Sales Tax							
ACTIVE	A E Petsche	2112 W Division	\$ 30,000	Corporate HQ expansion	x									
	Bowling Congress	621 Six Flags Dr	\$ 175,177	Renovate /add space; create jobs	x	x		x						
	Decorator's Warehouse LLP	3708 W Pioneer Pkwy	\$ 279,629	Parking, lighting, facade improvements				x						x
	Demilec	3315 E Division St	\$ 55,536	Improve/Add new property; create jobs		x	x							
	Arlington Commons Lands	Lamar Blvd / Parkway Central	\$ 38,208,506	Grants: fee waivers; AV Rebates	x	x								x
	Parks at Arlington	3811 S Cooper St	\$ 4,300,000	Expand mall				x						
	Uccello (Centerpoint/Primera)	600 & 616 Six Flags Dr	\$ 200,000	Renovate /add space; create jobs	x									
	Vought / Triumph	1401 Nolan Ryan Expressway	\$ 1,200,000	Create new jobs										x
	Kroger	US Hwy 287 & Sublett Rd	\$ 2,220,419	Improve infrastructure						x				
	Rico's Products Company Inc	3011 Pinewood Dr	\$ 12,615	Company relocation/expansion			x							
	Williams Sonoma	4900 Sherry St	\$ 856,848	Company relocation/expansion										x
	Straumann	916 113th St	\$ 436,000	Company relocation/expansion			x							
	L-3	2200 Arlington Downs Rd	\$ 367,297	Expansion of existing company	x	x	x							x
	DR Horton	1361 Wet N Wild Way	\$ 5,500,000	Company relocation/expansion										x
	Texas LIVE!	Ballpark District	\$ 50,000,000	New entertainment development										x
COMPLETED	Forum 303 Crossing	3201 & 3221 E Arkansas Ln	\$ 100,000	Renovate /add space; create jobs	x									
	Exeter (Arlington Commerce Center)	4900 Sherry St	\$ 187,000	Impact Fee Reimbursement							x			
	Pioneer/360	3900 E Pioneer Pkwy	\$ 75,269	Renovate /add space; create jobs	x									
	Progressive (Heroux Devtek)	1030 Commercial Blvd North	\$ 8,770	Renovate /add space; create jobs	x									
	Texas Health Resources	500 E Border	\$ 468,535	Renovate /add space; create jobs										x
	American Campus Communities**	1000 W Abram St	\$ 133,920	Fee waivers for development	x								x	
	General Motors*** (Stamping Facility)	2525 E Abram St	\$ 237,834	Fee waivers for development	x									
	General Motors*** (Retooling)	2525 E Abram St	\$ 49,934	Fee waivers for development	x									
TERMINATED	First Texas Homes	2221 E Lamar Blvd Ste 960	\$ 2,550,473	Create new sales tax revenue				x						
	Keystone Distribution	1184 Corporate Dr W Ste A	\$ 301,806	Create new sales tax revenue				x						
	LEV Investments	Center and Hosack	\$ -	Impact Fee Reimbursement; Fee Waivers; AV Rebate	x									x
	MMJV Sapphire (recapture pending)	Hosack / Center / Mitchell Streets	\$ 650,000	Demo structures										x
	Sarnova (values not met)	3221 E Arkansas Ln Ste 140 & 145	\$ -	Add new property; create jobs			x							
	Stewart and Stevenson (values not met due to legislative change)	2900 E Pioneer Pkwy Ste 100	\$ -	Add new property; create jobs			x							
	Plains Capital (recapture-d)	808 N Collins & 701 E Rogers	\$ -	Demo structures and build new structure										x
	Texas Clinic (values met for two years only)	400 W Arbrook Blvd	\$ 109,607	Construct new MOB; create jobs			x							x
	Health Care REIT (Cambridge Health Properties) (values not met)	900 W Randol Mill Rd	\$ -	Construct new MOB; create jobs			x							
TOTAL			\$ 108,715,174	COUNT	12	10	6	1	1	1	1	1	12	

IVCF = Innovative Venture Capital Fund (designated gas well revenues)
 CES = Convention and Event Services Fund (funded with Hotel Occupancy Tax revenue)
 MOB = Medical Office Building
 Fee waiver = forfeiture of GF permitting fee revenue
 *Estimated Value does not necessarily represent the actual value; in some cases, this was a target value.
 **These fee waiver and reimbursements Chapter 380 agreements are part of the TIRZ reimbursement agreement.
 ***These Chapter 380 agreements are a part of the related tax abatement agreements.
 Italics indicates projection

FY15-FY16 Chapter 380 Agreement Recent Activity

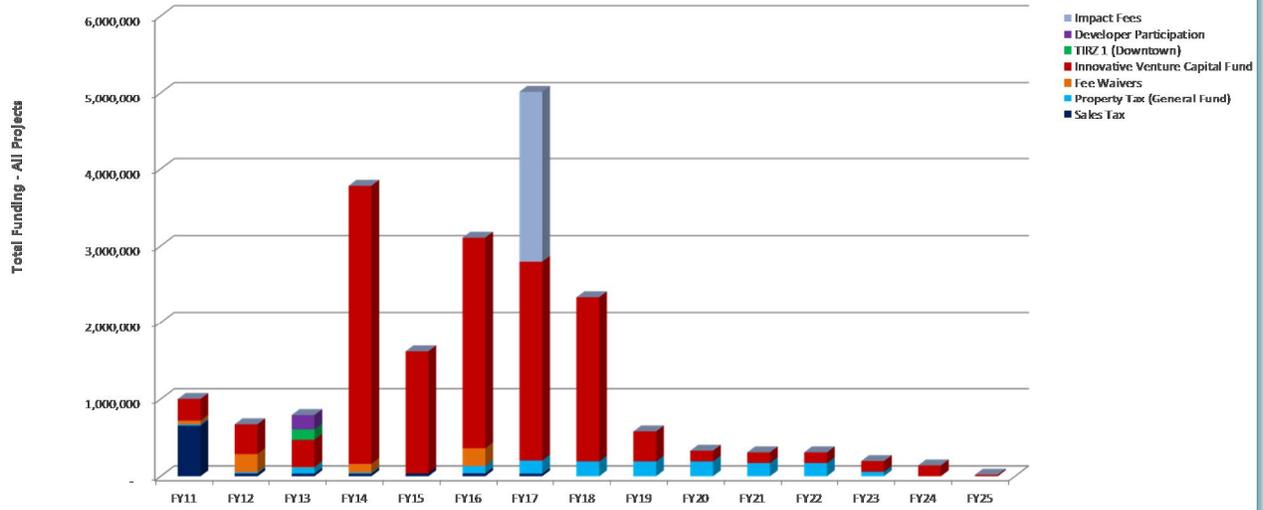
- **AE Petsche** – FY16 is the last year for the eligibility of A. E. Petsche to take fee waivers under this agreement
- **Bowling Congress** – FY15 rebate was forfeited, but appears to meet the thresholds to receive the rebate for FY16; this will include both the Real Estate and HOT rebates
- **Cambridge Health Property / Healthcare REIT** – this agreement was terminated recently due to not meeting the improved value criteria
- **Decorator's Warehouse** – this agreement is anticipated to reach the full refund of the grant (from sales tax revenues) by about FY17
- **Demilec** – this agreement is not likely to meet the thresholds for improvement in either property tax or sales tax under current conditions
- **Arlington Commons Lands** – the developer broke ground on the construction portion of this project recently; the \$400k drainage funds are still outstanding and scheduled to be expended in FY16
- **Exter / Arlington Commerce Center** – this agreement was assigned in FY16 to Big Box Properties LLC
- **Kroger** – this agreement was approved and will be using impact fees toward the cost of road improvements
- **Parks at Arlington** – the remaining years of this agreement are now being paid from the Innovative Venture Capital Fund from FY16 through FY18, when the agreement will end
- **Plains Capital** – the criteria to build on the lots specified in the agreement did not transpire, and the agreement was terminated and the funds recaptured
- **Rico's Products Company** – this agreement is a tax abatement, however due to an administrative error at TAD, the first year (FY16) of the abatement had to be converted to a Chapter 380 so that a payment in an amount equivalent to the abatement could be rebated
- **Williams Sonoma** – this company began receiving grant dollars for hiring Arlington residents
- **Texas Clinic** – this agreement was terminated recently due to no longer meeting the criteria for the number of jobs
- **Vought / Triumph Aero** – this agreement began recently in a cash payment for relocation/expansion
- **Straumann** – this agreement is scheduled to begin in FY17
- **L-3** – this agreement was amended recently so that additional infrastructure investment could be reimbursed to the developer; additionally, the first reimbursement for property and jobs will be reimbursed in FY16
- **D. R. Horton** – this agreement will be paid over a 3-year period beginning FY16 when permits are pulled
- **Texas LIVE!** – this agreement will be paid upon the issuance of permits, which is anticipated in FY16

	ACTUAL					PROJECTION	
	FY11	FY12	FY13	FY14	FY15	FY16	FY17
1 A E Petsche	-	-	-	-	-	30,000	-
2 American Campus Communities	-	-	133,920	-	-	-	-
3 Bowling Congress - property tax rebate	17,349	16,624	24,144	12,906	-	10,831	10,831
4 Bowling Congress - HOT rebate	-	-	-	-	-	10,000	10,000
5 Cambridge Health Properties (Healthcare REIT)	-	-	-	-	-	-	-
6 Decorator's Warehouse	37,516	36,481	34,922	34,550	38,533	38,533	34,076
7 Demilec	-	-	55,536	-	-	-	-
8 Arlington Commons Lands - 90% rebate (begin FY30)	-	-	-	-	-	-	-
9 Arlington Commons Lands - Dvlpmnt Grant III.A	-	-	-	1,500,000	-	-	-
10 Arlington Commons Lands - Dvlpmnt Grant III.B	-	-	-	500,000	-	-	-
11 Arlington Commons Lands - Dvlpmnt Grant III.C	-	-	-	-	-	400,000	-
12 Arlington Commons Lands - Dvlpmnt Grant III.D	-	-	-	623,719	1,184,872	-	-
13 Arlington Commons Lands - Impact Fee reimb est	-	-	-	-	-	-	250,000
14 Exeter / Arlington Commerce Center	-	-	187,000	-	-	-	-
15 First Texas Homes (FTH)	388,343	-	-	-	-	-	-
16 Forum 303 Crossing	-	-	-	-	-	-	-
17 General Motors - Retooling	47,704	130	2,100	-	-	-	-
18 General Motors - Stamping Facility	-	233,443	4,391	-	-	-	-
19 Keystone Distribution	230,309	-	-	-	-	-	-
20 Kroger	-	-	-	-	-	-	2,220,419
21 Parks at Arlington	280,784	386,727	303,434	265,427	313,315	300,000	300,000
22 Pioneer 360 Business Center	-	-	-	-	-	-	-
23 Plains Capital	-	-	-	-	(66,850)	-	-
24 Progressive	-	-	-	-	-	-	-
25 Rico's Products Company Inc	-	-	-	-	-	12,615	-
26 Williams Sonoma - waivers	-	-	-	36,593	-	-	-
27 Williams Sonoma - BPP rebate	-	-	-	-	-	60,915	92,340
28 Williams Sonoma - hiring grant	-	-	-	-	12,000	40,000	48,000
29 Texas Clinic	-	-	47,353	36,593	-	-	-
30 Texas Health Resources	-	-	-	-	-	-	-
31 Ucello (Centerpoint/Primera)	-	-	-	-	-	200,000	-
32 Vought / Triumph	-	-	-	-	120,000	120,000	120,000
33 Straumann - property tax rebate	-	-	-	-	-	-	57,143
34 Straumann - hiring grant	-	-	-	-	-	-	18,000
35 MMJV Sapphire	-	-	-	650,000	-	-	-
36 L-3 - permit fee waiver	-	-	-	76,746	-	-	-
37 L-3 - impact fees	-	-	-	44,153	-	-	-
38 L-3 - drainage improvements	-	-	-	-	16,398	-	-
39 L-3 - sales tax rebate	-	-	-	-	-	30,000	-
40 L-3 - property tax rebate	-	-	-	-	-	20,000	20,000
41 DR Horton	-	-	-	-	-	1,833,333	1,833,333
42 Texas LIVE!	-	-	-	-	-	37,500,000	12,500,000
Total	1,002,006	673,405	792,801	3,780,686	1,618,268	40,606,227	17,514,142

PROJECTION (continued)

	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
1	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-
3	10,831	10,831	10,831	-	-	-	-	-
4	10,000	10,000	10,000	-	-	-	-	-
5	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-
7	-	-	-	-	-	-	-	-
8	-	-	-	-	-	-	-	-
9	-	-	-	-	-	-	-	-
10	-	-	-	-	-	-	-	-
11	-	-	-	-	-	-	-	-
12	-	-	-	-	-	-	-	-
13	-	250,000	-	-	-	-	-	-
14	-	-	-	-	-	-	-	-
15	-	-	-	-	-	-	-	-
16	-	-	-	-	-	-	-	-
17	-	-	-	-	-	-	-	-
18	-	-	-	-	-	-	-	-
19	-	-	-	-	-	-	-	-
20	-	-	-	-	-	-	-	-
21	150,000	-	-	-	-	-	-	-
22	-	-	-	-	-	-	-	-
23	-	-	-	-	-	-	-	-
24	-	-	-	-	-	-	-	-
25	-	-	-	-	-	-	-	-
26	-	-	-	-	-	-	-	-
27	113,400	113,400	113,400	113,400	113,400	-	-	-
28	-	-	-	-	-	-	-	-
29	-	-	-	-	-	-	-	-
30	-	-	-	-	-	-	-	-
31	-	-	-	-	-	-	-	-
32	120,000	120,000	120,000	120,000	120,000	120,000	120,000	-
33	57,143	57,143	57,143	57,143	57,143	57,143	-	-
34	18,000	-	-	-	-	-	-	-
35	-	-	-	-	-	-	-	-
36	-	-	-	-	-	-	-	-
37	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	-
39	-	-	-	-	-	-	-	-
40	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
41	1,833,333	-	-	-	-	-	-	-
42	-	-	-	-	-	-	-	-
	2,332,707	581,374	331,374	310,543	310,543	197,143	140,000	20,000

Chapter 380 Agreements by Funding Source (not including Texas LIVE)



Fiscal Year	Sales Tax	Property Tax (General Fund)	Fee Waivers	Innovative Venture Capital Fund	TIRZ 1 (Downtown)	Developer Participation	Impact Fees	SUB TOTAL	Texas LIVE!	GRAND TOTAL
FY11	656,169	17,349	47,704	280,784	-	-	-	1,002,006	-	1,002,006
FY12	36,481	16,624	233,573	386,727	-	-	-	673,405	-	673,405
FY13	34,922	79,680	6,491	350,787	133,920	187,000	-	792,801	-	792,801
FY14	34,550	12,906	113,339	3,619,892	-	-	-	3,780,686	-	3,780,686
FY15	38,533	-	-	1,579,735	-	-	-	1,618,268	-	1,618,268
FY16	38,533	94,361	230,000	2,743,333	-	-	-	3,106,227	37,500,000	40,606,227
FY17	34,076	170,314	-	2,589,333	-	-	2,220,419	5,014,142	12,500,000	17,514,142
FY18	-	191,374	-	2,141,333	-	-	-	2,332,707	-	2,332,707
FY19	-	191,374	-	390,000	-	-	-	581,374	-	581,374
FY20	-	191,374	-	140,000	-	-	-	331,374	-	331,374
FY21	-	170,543	-	140,000	-	-	-	310,543	-	310,543
FY22	-	170,543	-	140,000	-	-	-	310,543	-	310,543
FY23	-	57,143	-	140,000	-	-	-	197,143	-	197,143
FY24	-	-	-	140,000	-	-	-	140,000	-	140,000
FY25	-	-	-	20,000	-	-	-	20,000	-	20,000

APPENDIX A

Contributions To Economic Development Incentives

Contributions to All Economic Development Incentives

			ACTUAL							PROJECTION					
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Abatements (abated levy)															
A E Petsche	7,303	7,418	-	-	-	-	-	-	-	-	-	-	-	-	-
Americredit	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Americredit II	104,515	103,338	-	-	-	-	-	-	-	-	-	-	-	-	-
Arlington Commerce Ctr (formerly Exeter)	-	-	-	-	-	93,795	93,795	93,795	93,795	93,795	93,795	93,795	-	-	-
General Motors (2004)	99,308	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Motors	69,544	-	53,000	1,182,822	2,162,857	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845	2,170,845
Lear Corporation	11,381	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MCR Oil Tools	-	2,682	2,682	-	2,682	-	-	-	-	-	-	-	-	-	-
National Semiconductor	(440,674)	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pioneer 360 Business Center	-	-	63,962	69,677	70,451	70,451	70,451	70,451	-	-	-	-	-	-	-
Pratt & Whitney	3,348	2,668	19,775	14,877	-	-	-	-	-	-	-	-	-	-	-
Primera II	11,612	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Progressive	-	33,461	31,255	27,720	29,134	-	29,134	-	-	-	-	-	-	-	-
RCR Healthcare	-	-	-	-	13,969	13,969	13,969	13,969	13,969	-	-	-	-	-	-
Rico's	-	-	-	-	-	-	28,375	28,375	28,375	28,375	28,375	28,375	-	-	-
Siemens	106,094	97,699	81,877	37,286	-	-	-	-	-	-	-	-	-	-	-
Transnorm	843	948	989	-	-	-	-	-	-	-	-	-	-	-	-
Spartan Printing	-	-	-	-	-	-	3,888	3,888	3,888	3,888	3,888	-	-	-	-
Texas Rehab Hospital	-	-	-	-	-	-	46,332	46,332	46,332	46,332	46,332	46,332	46,332	-	-
Arlington Commons Lands	-	-	-	-	-	-	-	-	-	40,824	40,824	40,824	40,824	40,824	40,824
Columbia Medical Center	-	-	-	-	-	-	-	-	-	85,374	85,374	85,374	85,374	85,374	85,374
Sub-Total - All Abatements	(26,726)	248,214	253,541	1,332,382	2,279,094	2,349,061	2,456,790	2,427,656	2,357,205	2,469,433	2,469,433	2,465,545	2,343,375	2,297,043	2,297,043

Chapter 380	ACTUAL					PROJECTION									
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
A E Petsche	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-
American Campus Communities	-	-	133,920	-	-	-	-	-	-	-	-	-	-	-	-
Bowling Congress - property tax rebate	17,349	16,624	24,144	12,906	-	10,831	10,831	10,831	10,831	10,831	-	-	-	-	-
Bowling Congress - HOT rebate	-	-	-	-	-	10,000	10,000	10,000	10,000	10,000	-	-	-	-	-
Cambridge Health Properties (Healthcare REIT)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Decorator's Warehouse	37,516	36,481	34,922	34,550	38,533	38,533	34,076	-	-	-	-	-	-	-	-
Demilec	-	-	55,536	-	-	-	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - 90% rebate (begin FY30)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - Dvlpmnt Grant III.A	-	-	-	1,500,000	-	-	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - Dvlpmnt Grant III.B	-	-	-	500,000	-	-	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - Dvlpmnt Grant III.C	-	-	-	-	-	400,000	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - Dvlpmnt Grant III.D	-	-	-	623,719	1,184,872	-	-	-	-	-	-	-	-	-	-
Arlington Commons Lands - Impact Fee reimb est	-	-	-	-	-	-	250,000	-	250,000	-	-	-	-	-	-
Exeter / Arlington Commerce Center	-	-	187,000	-	-	-	-	-	-	-	-	-	-	-	-
First Texas Homes (FTH)	388,343	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Forum 303 Crossing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Motors - Retooling	47,704	130	2,100	-	-	-	-	-	-	-	-	-	-	-	-
General Motors - Stamping Facility	-	233,443	4,391	-	-	-	-	-	-	-	-	-	-	-	-
Keystone Distribution	230,309	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kroger	-	-	-	-	-	-	2,220,419	-	-	-	-	-	-	-	-
Parks at Arlington	280,784	386,727	303,434	265,427	313,315	300,000	300,000	150,000	-	-	-	-	-	-	-
Pioneer 360 Business Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plains Capital	-	-	-	-	(66,850)	-	-	-	-	-	-	-	-	-	-
Progressive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rico's Products Company Inc	-	-	-	-	-	12,615	-	-	-	-	-	-	-	-	-
Williams Sonoma - waivers	-	-	-	36,593	-	-	-	-	-	-	-	-	-	-	-
Williams Sonoma - BPP rebate	-	-	-	-	-	60,915	92,340	113,400	113,400	113,400	113,400	113,400	-	-	-
Williams Sonoma - hiring grant	-	-	-	-	12,000	40,000	48,000	-	-	-	-	-	-	-	-
Texas Clinic	-	-	47,353	36,593	-	-	-	-	-	-	-	-	-	-	-
Texas Health Resources	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ucello (Centerpoint/Primera)	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-
Vought / Triumph	-	-	-	-	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	-
Straumann - property tax rebate	-	-	-	-	-	-	57,143	57,143	57,143	57,143	57,143	57,143	57,143	-	-
Straumann - hiring grant	-	-	-	-	-	-	18,000	18,000	-	-	-	-	-	-	-
MMJV Sapphire	-	-	-	650,000	-	-	-	-	-	-	-	-	-	-	-
L-3 - permit fee waiver	-	-	-	76,746	-	-	-	-	-	-	-	-	-	-	-
L-3 - impact fees	-	-	-	44,153	-	-	-	-	-	-	-	-	-	-	-
L-3 - drainage improvements	-	-	-	-	16,398	-	-	-	-	-	-	-	-	-	-
L-3 - sales tax rebate	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-
L-3 - property tax rebate	-	-	-	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
DR Horton	-	-	-	-	-	1,833,333	1,833,333	1,833,333	-	-	-	-	-	-	-
Texas LIVE!	-	-	-	-	-	37,500,000	12,500,000	-	-	-	-	-	-	-	-
Sub-Total - All Chapter 380 Agreements	1,002,006	673,405	792,801	3,780,686	1,618,268	40,606,227	17,514,142	2,332,707	581,374	331,374	310,543	310,543	197,143	140,000	20,000

CHAPTER 380 AGREEMENT FUNDING SOURCES	ACTUAL					PROJECTION									
	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Sales Tax	656,169	36,481	34,922	34,550	38,533	38,533	34,076	-	-	-	-	-	-	-	-
Property Tax (General Fund)	17,349	16,624	79,680	12,906	-	94,361	170,314	191,374	191,374	191,374	170,543	170,543	57,143	-	-
Fee Waivers	47,704	233,573	6,491	113,339	-	230,000	-	-	-	-	-	-	-	-	-
Innovative Venture Capital Fund	280,784	386,727	350,787	3,619,892	1,579,735	40,243,333	15,089,333	2,141,333	390,000	140,000	140,000	140,000	140,000	140,000	20,000
TIRZ 1 (Downtown)	-	-	133,920	-	-	-	-	-	-	-	-	-	-	-	-
Developer Participation	-	-	187,000	-	-	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	2,220,419	-	-	-	-	-	-	-	-
Total	1,002,006	673,405	792,801	3,780,686	1,618,268	40,606,227	17,514,142	2,332,707	581,374	331,374	310,543	310,543	197,143	140,000	20,000
TOTAL - Abatements and Chapter 380 Agrmts	975,279	921,620	1,046,342	5,113,068	3,897,362	42,955,288	19,970,933	4,760,363	2,938,579	2,800,807	2,779,976	2,776,088	2,540,518	2,437,043	2,317,043
TIRZ															
Increment payment to TIRZ 1 Downtown	211,141	199,517	237,517	317,295	337,761	370,132	377,163	486,595	599,331	-	-	-	-	-	-
Increment payment to TIRZ 4 Highlands	690,756	748,990	773,312	952,377	962,479	972,930	1,003,761	1,044,734	1,066,893	1,089,883	1,113,333	1,137,253	1,161,650	1,186,536	1,211,919
Highlands Sales Tax 25%	201,499	229,352	301,327	307,575	335,420	337,097	338,782	340,476	342,179	343,890	345,609	347,337	349,074	350,819	352,573
Increment payment to TIRZ 5 Entertainment Dist	285,414	307,391	423,733	489,588	569,598	641,882	715,613	904,218	1,232,675	2,225,421	3,464,822	4,025,931	4,620,942	4,774,254	4,930,631
Increment payment to TIRZ 6 Viridian	301,254	298,803	309,120	391,351	693,199	1,275,065	1,880,206	2,509,553	3,112,214	3,726,927	4,353,935	4,993,483	5,645,822	6,311,208	6,989,902
Sub-Total - All TIRZ Participation Agreements	1,690,063	1,784,054	2,045,008	2,458,186	2,898,455	3,597,106	4,315,525	5,285,577	6,353,291	7,386,121	9,277,699	10,504,004	11,777,488	12,622,817	13,485,025
Special and Major Events Funds (City contribution)															
Nationwide Sporting Events	715,069	-	-	131,028	242,137	-	-	-	-	-	-	-	-	-	-
Sporting Events	73,590	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-
Tournaments	5,462	2,599	1,167	-	-	-	-	-	-	-	-	-	-	-	-
Conferences	2,183	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conventions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sub-Total - All Special and Major Events Funds	796,304	2,599	201,167	131,028	242,137	-	-	-	-	-	-	-	-	-	-
UTA Parking Garage															
General Fund portion only	140,000	140,000	140,000	-	73,816	73,816	73,816	73,816	73,816	73,816	533,816	533,816	533,816	533,816	533,816
GRAND TOTAL	3,601,646	2,848,272	3,432,517	7,702,282	7,111,770	46,626,209	24,360,273	10,119,755	9,365,685	10,260,744	12,591,491	13,813,908	14,851,822	15,593,676	16,335,884
Sales Tax	857,668	265,834	336,249	342,125	373,953	375,630	372,859	340,476	342,179	343,890	345,609	347,337	349,074	350,819	352,573
Property Tax	2,415,491	1,962,139	2,418,069	3,626,927	5,158,082	5,777,246	6,677,662	7,637,946	8,633,507	9,776,854	12,105,882	13,326,571	14,362,748	15,102,856	15,963,311
Fee Waivers	47,704	233,573	6,491	113,339	-	230,000	-	-	-	-	-	-	-	-	-
Innovative Venture Capital Fund	280,784	386,727	350,787	3,619,892	1,579,735	40,243,333	15,089,333	2,141,333	390,000	140,000	140,000	140,000	140,000	140,000	20,000
TIRZ 1 (Downtown)	-	-	133,920	-	-	-	-	-	-	-	-	-	-	-	-
Developer Participation	-	-	187,000	-	-	-	-	-	-	-	-	-	-	-	-
Impact Fees	-	-	-	-	-	-	2,220,419	-	-	-	-	-	-	-	-
Total	3,601,646	2,848,272	3,432,517	7,702,282	7,111,770	46,626,209	24,360,273	10,119,755	9,365,685	10,260,744	12,591,491	13,813,908	14,851,822	15,593,676	16,335,884

Italics indicates projection

grey highlight indicates the agreement has expired or been completed or terminated