

**ORDINANCE NO. 7652**

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

**WHEREAS**, on December 21, 2004, the City Council of the City of Garland, Texas (the "City") created Tax Increment Reinvestment Zone Number Two, City of Garland, Texas (the "Zone") pursuant to Ordinance No. 5897 ("Original Zone"); and

**WHEREAS**, Section 311.007 of the Texas Tax Code allows a Tax Increment Financing Zone boundaries and term to be revised by ordinance or resolution of the City Council;

**WHEREAS**, Section 311.011(e) of the Texas Tax Code permits a Tax Increment Financing Zone Board of Directors to adopt an amendment to a Project and Financing Plan that is to take effect upon approval of the amendment by the governing body;

**WHEREAS**, on July 11, 2006, the City Council, pursuant to the Act, approved Ordinance 6026, amending the Original Zone;

**WHEREAS**, on March 20, 2007, the City Council approved a Project and Financing Plan for the Original Zone by Ordinance No. 6104 (the "Original Plan");

**WHEREAS**, on October 15, 2025, the Increment Financing Zone Number Two Board of Directors met and [unanimously] recommended the expansion of the boundaries of the Original Zone ("Expanded Zone") and extension of the termination date of the Original Zone and the Expanded Zone to December 31, 2045;

**WHEREAS**, the City Council of the City of Garland, Texas, now desires to further amend Reinvestment Zone Number Two to expand the boundaries of the existing Reinvestment Zone Number Two and extend the term;

**WHEREAS**, on December 2, 2025, the City Council of the City of Garland, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 7639 expanding the boundaries and extending the term of Reinvestment Zone Number Two, City of Garland, Texas (the "Zone"); and

**WHEREAS**, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on December 17, 2025, the board of directors of the Zone (the "Board") recommended approval of an amended project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code; and

**WHEREAS**, as authorized by Section 311.011(e), and 311.008, of the Act, on December 17, 2025, the Board recommended that the Plan in Exhibit "A", be approved by the City Council:

**WHEREAS**, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including, but not limited to, the Open Meeting Act; and

**WHEREAS**, the City Council determines that the passage of this Ordinance is in the best interests of the health, safety, and welfare of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, 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 includes all information required by Sections 311.003(b) and (c) of the Act.
- 1.3** That the Plan is feasible and the Plan conforms to the City's master plan.

### **Section 2**

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

**Section 3**

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 4**

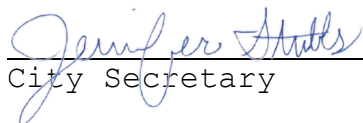
This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

**PASSED AND APPROVED** by the City Council of the City of Garland, Texas, this the 17th day of February 2026.

**CITY OF GARLAND, TEXAS**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Secretary



**Exhibit A**

# Tax Increment Reinvestment Zone #2

## City of Garland, Texas

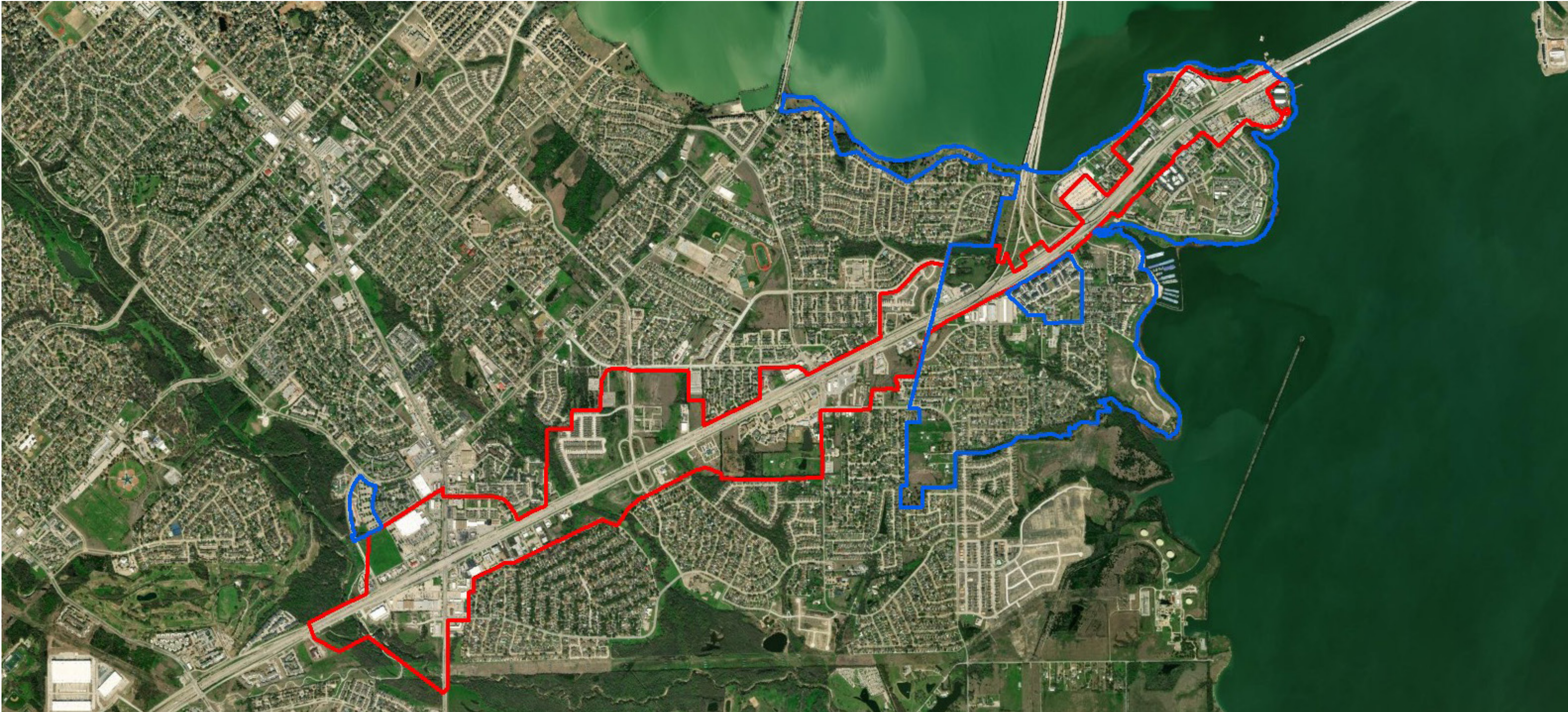


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**DISCLAIMER**

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.



Located just 15 miles northeast of downtown Dallas and bordered by major highways like I-635, I-30, and U.S. 190, Garland provides easy access across the Metroplex. Garland is located within Dallas County with portions extending into Collin and Rockwall counties. In 2020, it had a population of 246,018, making it the 93rd-most populous city in the United States and the 13th-most populous city in Texas.

The DART Light Rail runs directly through the city, with stations at Forest Lane and Jupiter Road and in Historic Downtown Garland. DFW International Airport is only 30 minutes away, making Garland a prime location for professionals and families moving to DFW or relocating within the region.

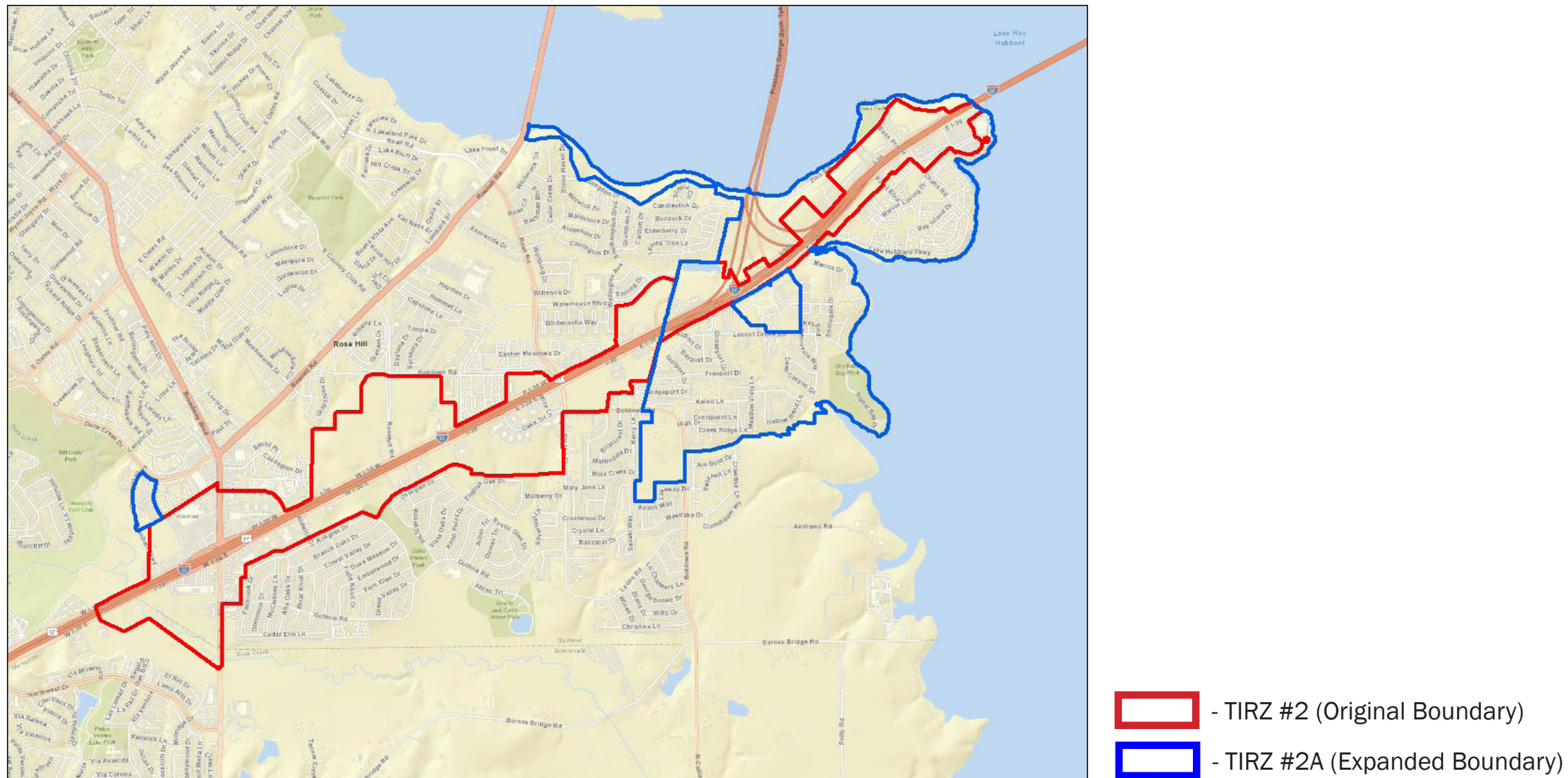
The city features more than 1,700 acres of parks, 243 acres of forested land, and a wide range of recreation options. Residents can enjoy boating and fishing on Lake Ray Hubbard, explore miles of trails, or compete in organized leagues at the city’s softball, soccer, and swimming complexes.

**Tax Increment Reinvestment Zone #2, City of Garland**

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 21, 2004, the City Council of the City of Garland, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 5897 designating a contiguous geographic area within the City as a Reinvestment Zone Number Two, City of Garland, Texas (TIRZ #2). On December 2, 2025, the Council approved Ordinance No. 7639 expanding TIRZ #2, to include an area to be known as TIRZ #2A, as well as extending the term to 2045 for both the original and expanded boundaries. The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This amended project and financing plan outlines the funding of \$119,149,911 in public infrastructure (which includes but is not limited to improvements related to water, sanitary sewer, and storm water facilities, as well as street and intersection improvements, open space and park facilities, utilities and street lighting) and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Garland. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.



## TIRZ Boundary

### Boundary Description

The expanded boundaries of the TIRZ are contiguous with the existing TIRZ and consist of two areas described in greater detail below.

### Legal Description TIRZ #2A

#### Area #1

Area 1 consists of Property ID 2629252002001000, BLK 2 LT 1 ACS 0.988, Property ID 26612550010020000, BLK 1 PT LT 2 ACS 11.8303, and Property ID 65076137010070200, TR 7.2 ACS 0.5062 CALC.

#### Area #2

Beginning at the point where the eastern right of way boundary of Rowlett Road meets the coastline of Lake Ray Hubbard, thence

East along the coastline of Lake Ray Hubbard, continuing east across the President George Bush Turnpike, continuing east along the coastline of Lake Ray Hubbard, continuing southeast across Interstate 30, thence

South along the coastline of Lake Ray Hubbard to the point Property ID 26RAYHUBBARDOGS00 meets the southeast corner of Property ID 26004600600040000, thence

West along the southern boundary of Property ID 26004600600040000 to the point it meets the northeast corner of Property ID 870542500Z02X0000, thence

West along the northern boundary of Property ID 870542500Z02X0000 to the point it meets the northeast corner of Property ID 26128250010500000, thence

West along the northern boundary of Property ID 26128250010500000 to the point it meets the eastern right of way of Bobtown Road, thence

South along the eastern right of way of Bobtown Road to the point it meets the southwest corner of Property ID 26128250010030000, thence

West across Bobtown Road to the southeast corner of Property ID 26298600000000000, thence

West along the southern boundary of Property ID 26298600000000000, continuing north along the western boundary, continuing east along the northern boundary to the point it meets Property ID 65151066510280000, thence

North along the western boundary of Property ID 65151066510280000, continuing north along the western boundaries of Property IDs 26321590010010000, 26043500000010000, 65151066510240000, 65151066510250000, 26296900010010000, and

65083684710170000, continuing east along the northern boundary of Property ID 65083684710170000 to the point it meets the southwest corner of Property ID 266897000101R0000, thence

North along the western boundary of Property ID 266897000101R0000 to the point it meets the southern right of way boundary of Bobtown Road, thence

West along the southern right of way boundary of Bobtown Road to the point it meets the northwest corner of Property ID 26105610010010000, thence

North across Bobtown Road to the point the northern right of way boundary of Bobtown Road meets the western right of way boundary of Zion Road, thence

North along the western right of way boundary of Zion Road to the point it meets the northwest corner of Property ID 26288650010010000, thence

East along the northern boundary of Property ID 26288650010010000, thence

North to the southeast corner of Property ID 65133017610010100, thence

North along eastern boundary of Property ID 65133017610010100, continuing north along the eastern boundary of Property ID 26195900020010000, continuing north to the southwest corner of Property ID 26689650010010000, thence

East along the southern boundaries of Property IDs 26689650010010000, 26255300010010000, and 26002000010010000, continuing east to the western right of way boundary of the President George Bush Turnpike, thence

North along the western right of way boundary of the President George Bush Turnpike to the point it meets the southern boundary of Property ID 26RAYHUBBARDOGS00, thence

West along the southern boundary of Property ID 26RAYHUBBARDOGS00 to the point it meets the eastern right of way boundary of Rowlett Road, thence

North along the eastern right of way boundary of Rowlett Road to the point the eastern right of Rowlett Road meets the coastline of Lake Ray Hubbard, which is the point of beginning.

#### Save and Except:

Property ID 263066600101R0000 and Property ID 26306670010010000 are not included in the boundaries of TIRZ #2A.

#### Save and Except:

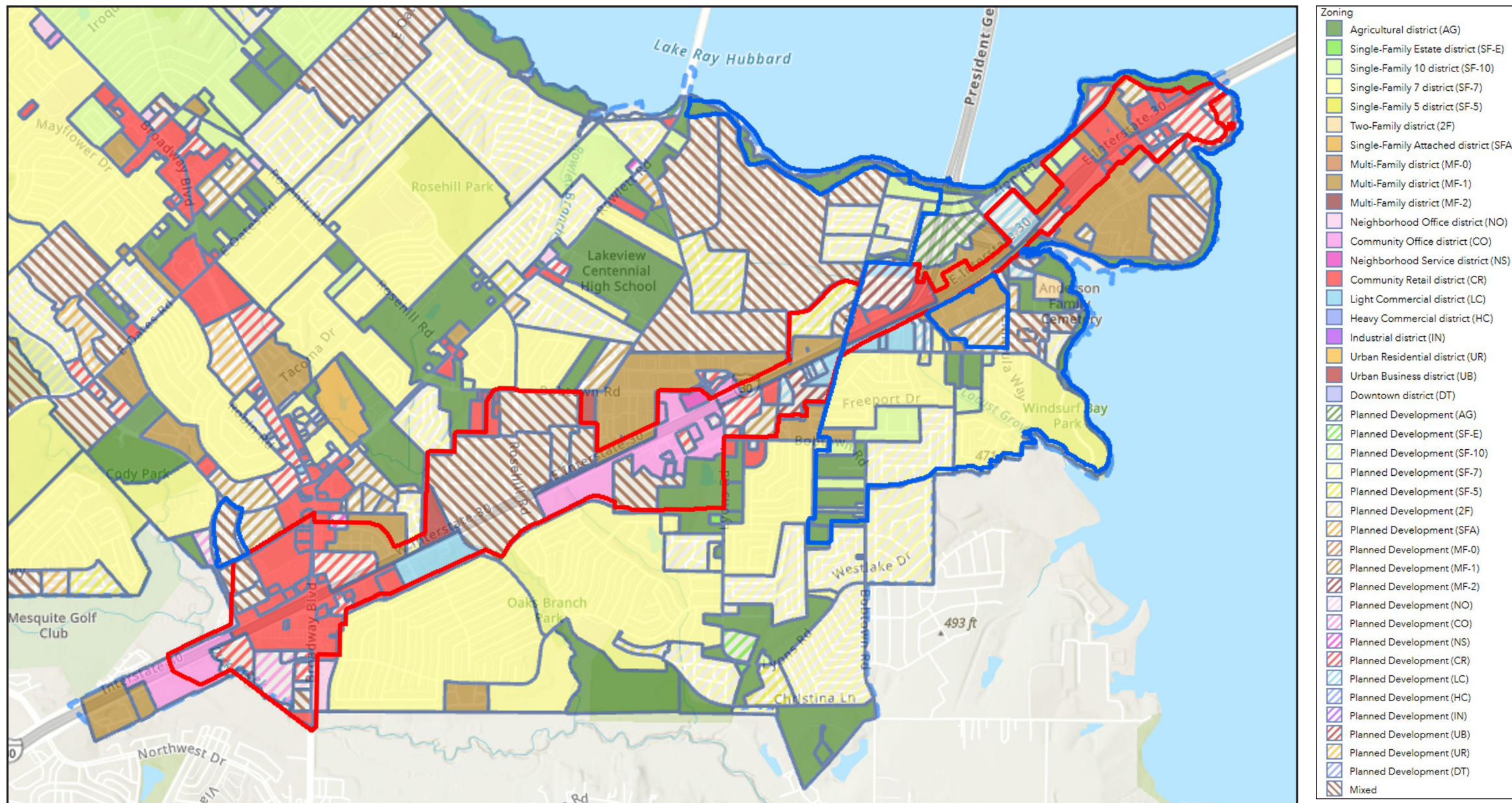
All property within the expanded boundaries, as described above, that was included in the original boundaries of TIRZ #2, are not included in the boundaries of TIRZ #2A.

**Land Use**

The land within the TIRZ includes vacant land well positioned for development as well as improved land well positioned for redevelopment. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

**Zoning**

The land within the TIRZ is zoned for a variety of uses, including commercial and single family and multifamily residential. Much of the property is zoned Planned Development. The purpose of a Planned Development zoning district (PD district) is to provide for the development of land as an integral unit for single or mixed uses in accordance with special conditions or a Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are generally intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of standard zoning districts. The property may need to be rezoned to accommodate any future development. It is not anticipated there will be any changes to the City of Garland zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.



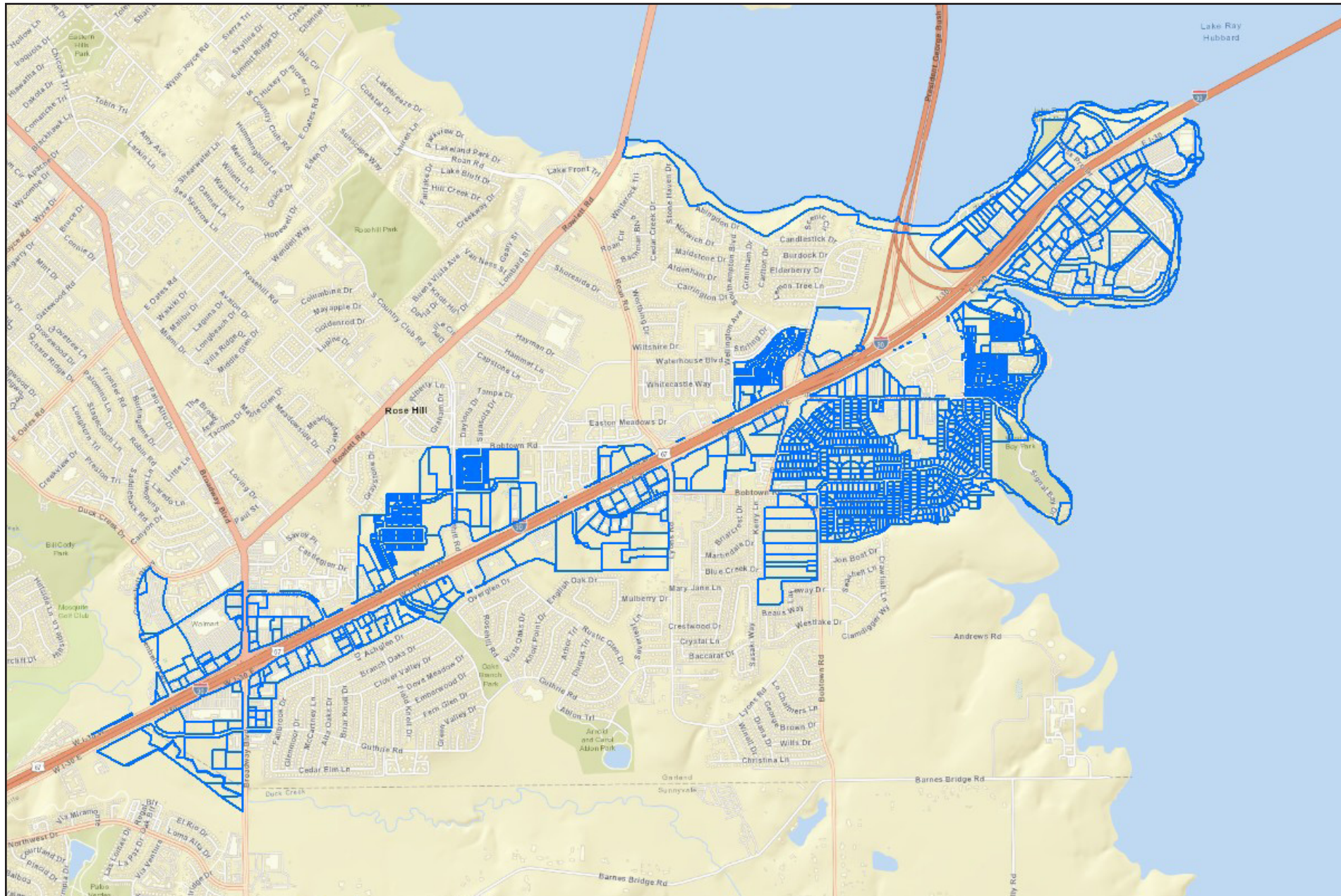
## Current Conditions

### 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 the implementation of the TIRZ.

### Current Ownership

There are currently various parcels within Tax Increment Reinvestment Zone #2, some of which are publicly owned, including parcels owned by the City of Garland. The 2005 taxable base value for the original boundaries is \$75,181,891. The estimated 2025 taxable base value of the property within the expanded boundaries is \$496,307,590. The 2025 base value will need to be verified by Dallas Central Appraisal District when the final 2025 taxable values are available.



## Project Costs

### Project Costs of the Zone

Assuming 3.5% annual growth of the property located within the TIRZ, PAC estimates that the incremental real property tax contributed to the TIRZ will be \$119,149,911, over the term. There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed in part by this incremental real property tax generated within the TIRZ.

<b>Amended Project Costs - TIRZ #2</b>		
Public Infrastructure	\$ 1,890,458	1.6%
Economic Development Grants	\$ 116,766,913	98%
Administrative Costs	\$ 492,540	0.4%
<b>Total</b>	<b>\$ 119,149,911</b>	<b>100%</b>

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$119,149,911 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Commission for consideration.

### 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.

### **Public Utilities includes but is not limited to:**

**Water Facilities and Improvements:** This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

**Sanitary Sewer Facilities and Improvements:** This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

**Storm Water Facilities and Improvements:** Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

**Parking and Transit Improvements:** Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

**Street and Intersection Improvements and Pedestrian Enhancements:** The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting streets for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

**Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements:** In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

**Economic Development Grants:** This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

**Administrative Costs:** Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

**Method of Financing**

To fund the public improvements outlined on the previous page, the City of Garland will contribute 100% of the real property increment within the Zone. Subject to a separate interlocal agreement, Dallas County contributes 50% of the real property increment within the Zone, through 2025.

**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 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 growth assumptions.

The following pages show 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 as well as the method of financing.

Utilizing the information outlined in this feasibility study, PAC has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

**Years 1 - 20**

Real Property Tax - 2025 Rates		Participation	
City of Garland	0.68974600	100%	0.6897460
Garland ISD	1.05090000	0%	0.0000000
Dallas County	0.21550000	50%	0.1077500
College District	0.10559500	0%	0.0000000
Hospital	0.21200000	0%	0.0000000
	<b>2.27374100</b>		<b>0.7974960</b>

Personal Property Tax		Participation	
City of Garland	0.68974600	0%	0.0000000
Garland ISD	1.05090000	0%	0.0000000
Dallas County	0.21550000	0%	0.0000000
College District	0.10559500	0%	0.0000000
Hospital	0.21200000	0%	0.0000000
	<b>2.27374100</b>		<b>0.0000000</b>

Sales Tax		Participation	
City of Garland	0.00000000	0%	0.0000000
DART	0.00000000	0%	0.0000000
State of Texas	0.00000000	0%	0.0000000
	<b>0.00000000</b>		<b>0.00000000</b>

**Years 21 - 45**

Real Property Tax - 2025 Rates		Participation	
City of Garland	0.68974600	100%	0.6897460
Garland ISD	1.05090000	0%	0.0000000
Dallas County	0.21550000	0%	0.0000000
College District	0.10559500	0%	0.0000000
Hospital	0.21200000	0%	0.0000000
	<b>2.27374100</b>		<b>0.6897460</b>

Personal Property Tax		Participation	
City of Garland	0.68974600	0%	0.0000000
Garland ISD	1.05090000	0%	0.0000000
Dallas County	0.21550000	0%	0.0000000
College District	0.10559500	0%	0.0000000
Hospital	0.21200000	0%	0.0000000
	<b>2.27374100</b>		<b>0.0000000</b>

Sales Tax		Participation	
City of Garland	0.00000000	0%	0.0000000
DART	0.00000000	0%	0.0000000
State of Texas	0.00000000	0%	0.0000000
	<b>0.00000000</b>		<b>0.00000000</b>

# Financial Feasibility Analysis - Anticipated TIRZ Revenue

## ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

TAXABLE BASE YEAR GROWTH 3.50%  
DISCOUNT RATE 6.00%

REAL PROPERTY TAX		
City of Garland	0.6897460	100%
Garland ISD	1.0509000	0%
Dallas County	0.2155000	0%
College District	0.1055950	0%
Hospital	0.2120000	0%
	2.2737410	0.6897460

BUSINESS PERSONAL PROPERTY TAX		
City of Garland	0.6897460	0%
Garland ISD	1.0509000	0%
Dallas County	0.2155000	0%
College District	0.1055950	0%
Hospital	0.2120000	0%
	2.2737410	0.0000000

SALES TAX		
City of Garland	0.0000000	0%
DART	0.0000000	0%
State of Texas	0.0000000	0%
	0.0000000	0.0000000

REVENUE YEAR	TAX BASE YEAR	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>BASE YEAR (ORIGINAL BOUNDARY)</b>																						
City of Garland		75,181,891	75,908,692	75,357,648	74,999,911	75,252,851	75,252,851	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Garland ISD		75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Dallas County		75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
College District		75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Hospital		75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
<b>TAXABLE VALUE</b>		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
City of Garland		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
Garland ISD		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
Dallas County		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
College District		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
Hospital		75,181,891	90,149,214	100,038,843	118,567,635	117,968,797	110,041,765	109,651,346	110,213,252	113,219,161	116,664,411	120,454,105	124,401,885	125,647,462	130,599,609	135,814,936	144,495,757	161,444,758	219,095,494	267,874,717	316,892,024	414,883,719
<b>TAXABLE VALUE INCREMENT</b>			14,240,522	24,681,195	43,567,724	42,715,946	34,788,914	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
City of Garland			14,240,522	24,681,195	43,567,724	42,715,946	34,788,914	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
Garland ISD			14,967,323	24,856,952	43,385,744	42,786,906	34,859,874	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
Dallas County			14,967,323	24,856,952	43,385,744	42,786,906	34,859,874	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
College District			14,967,323	24,856,952	43,385,744	42,786,906	34,859,874	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
Hospital			14,967,323	24,856,952	43,385,744	42,786,906	34,859,874	34,469,455	35,031,361	38,037,270	41,482,520	45,272,214	49,219,994	50,465,571	55,417,718	60,633,045	69,313,866	86,262,867	143,913,603	192,692,826	241,710,133	339,701,828
<b>REVENUE A</b>			153,197	301,123	425,006	369,299	286,268	282,873	298,351	315,386	349,353	378,082	409,453	425,233	471,423	561,137	653,570	785,318	1,283,830	1,700,773	2,009,217	2,550,812
<b>TAXABLE VALUE GROWTH</b>			153,197	301,123	425,006	369,299	286,268	282,873	298,351	315,386	349,353	378,082	409,453	425,233	471,423	561,137	653,570	785,318	1,283,830	1,700,773	2,009,217	2,550,812
City of Garland			153,197	301,123	425,006	369,299	286,268	282,873	298,351	315,386	349,353	378,082	409,453	425,233	471,423	561,137	653,570	785,318	1,283,830	1,700,773	2,009,217	2,550,812
Garland ISD			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County			0	0	47,649	47,013	38,680	38,864	45,435	46,755	50,931	54,514	62,571	63,786	70,496	82,188	98,944	115,490	190,884	272,761	313,121	250,376
College District			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REVENUE B</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>TAXABLE VALUE GROWTH</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Garland			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garland ISD			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
College District			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REVENUE 1</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REAL PROPERTY TAX</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>BUSINESS PERSONAL PROPERTY</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
City of Garland			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garland ISD			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
College District			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>REVENUE A, B, &amp; 1</b>			153,197	301,123	425,006	369,299	286,268	282,873	298,351	315,386	349,353	378,082	409,453	425,233	471,423	561,137	653,570	785,318	1,283,830	1,700,773	2,009,217	2,571,676
<b>INTEREST EARNINGS</b>			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Running Total</b>			153,197	454,320	879,326	1,248,625	1,534,893	1,817,766	2,116,117	2,431,503	2,780,856	3,158,938	3,568,391	3,993,624	4,465,047	5,026,184	5,679,754	6,465,072	7,748,902</			

# Financial Feasibility Analysis - Anticipated TIRZ Revenue

REVENUE YEAR	21 2026	22 2027	23 2028	24 2029	25 2030	26 2031	27 2032	28 2033	29 2034	30 2035	31 2036	32 2037	33 2038	34 2039	35 2040	36 2041	37 2042	38 2043	39 2044	40 2045	TOTALS
<b>BASE YEAR (ORIGINAL BOUNDARY)</b>																					
City of Garland	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Garland ISD	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Dallas County	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
College District	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
Hospital	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891
<b>TAXABLE VALUE</b>																					
City of Garland	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004	
Garland ISD	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004	
Dallas County	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004	
College District	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004	
Hospital	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004	
<b>TAXABLE VALUE INCREMENT</b>																					
City of Garland	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113	
Garland ISD	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113	
Dallas County	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113	
College District	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113	
Hospital	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113	
<b>REVENUE A TAXABLE VALUE GROWTH</b>																					
City of Garland	2,443,237	2,546,900	2,654,192	2,765,238	2,880,171	2,999,127	3,122,246	3,249,674	3,381,563	3,518,067	3,659,349	3,805,576	3,956,921	4,113,563	4,275,688	4,443,486	4,617,158	4,796,908	4,982,950	5,175,503	85,506,765
Garland ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,890,458
College District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>2,443,237</b>	<b>2,546,900</b>	<b>2,654,192</b>	<b>2,765,238</b>	<b>2,880,171</b>	<b>2,999,127</b>	<b>3,122,246</b>	<b>3,249,674</b>	<b>3,381,563</b>	<b>3,518,067</b>	<b>3,659,349</b>	<b>3,805,576</b>	<b>3,956,921</b>	<b>4,113,563</b>	<b>4,275,688</b>	<b>4,443,486</b>	<b>4,617,158</b>	<b>4,796,908</b>	<b>4,982,950</b>	<b>5,175,503</b>	<b>87,397,223</b>
<b>REVENUE YEAR</b>	<b>21 2026</b>	<b>22 2027</b>	<b>23 2028</b>	<b>24 2029</b>	<b>25 2030</b>	<b>26 2031</b>	<b>27 2032</b>	<b>28 2033</b>	<b>29 2034</b>	<b>30 2035</b>	<b>31 2036</b>	<b>32 2037</b>	<b>33 2038</b>	<b>34 2039</b>	<b>35 2040</b>	<b>36 2041</b>	<b>37 2042</b>	<b>38 2043</b>	<b>39 2044</b>	<b>40 2045</b>	<b>TOTALS</b>
<b>BASE YEAR (EXPANDED BOUNDARY)</b>																					
City of Garland	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590
Garland ISD	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590
Dallas County	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590
College District	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590
Hospital	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590	496,307,590
<b>TAXABLE VALUE</b>																					
City of Garland	513,678,356	531,657,098	550,265,097	569,524,375	589,457,728	610,088,749	631,441,855	653,542,320	676,416,301	700,090,871	724,594,052	749,954,844	776,203,263	803,370,377	831,488,341	860,590,433	890,711,098	921,885,986	954,151,996	987,547,315	
Garland ISD	513,678,356	531,657,098	550,265,097	569,524,375	589,457,728	610,088,749	631,441,855	653,542,320	676,416,301	700,090,871	724,594,052	749,954,844	776,203,263	803,370,377	831,488,341	860,590,433	890,711,098	921,885,986	954,151,996	987,547,315	
Dallas County	513,678,356	531,657,098	550,265,097	569,524,375	589,457,728	610,088,749	631,441,855	653,542,320	676,416,301	700,090,871	724,594,052	749,954,844	776,203,263	803,370,377	831,488,341	860,590,433	890,711,098	921,885,986	954,151,996	987,547,315	
College District	513,678,356	531,657,098	550,265,097	569,524,375	589,457,728	610,088,749	631,441,855	653,542,320	676,416,301	700,090,871	724,594,052	749,954,844	776,203,263	803,370,377	831,488,341	860,590,433	890,711,098	921,885,986	954,151,996	987,547,315	
Hospital	513,678,356	531,657,098	550,265,097	569,524,375	589,457,728	610,088,749	631,441,855	653,542,320	676,416,301	700,090,871	724,594,052	749,954,844	776,203,263	803,370,377	831,488,341	860,590,433	890,711,098	921,885,986	954,151,996	987,547,315	
<b>TAXABLE VALUE INCREMENT</b>																					
City of Garland	17,370,766	35,349,508	53,957,507	73,216,785	93,150,138	113,781,159	135,134,265	157,234,730	180,108,711	203,783,281	228,286,462	253,647,254	279,895,673	307,062,787	335,180,751	364,282,843	394,403,508	425,578,396	457,844,406	491,239,725	
Garland ISD	17,370,766	35,349,508	53,957,507	73,216,785	93,150,138	113,781,159															



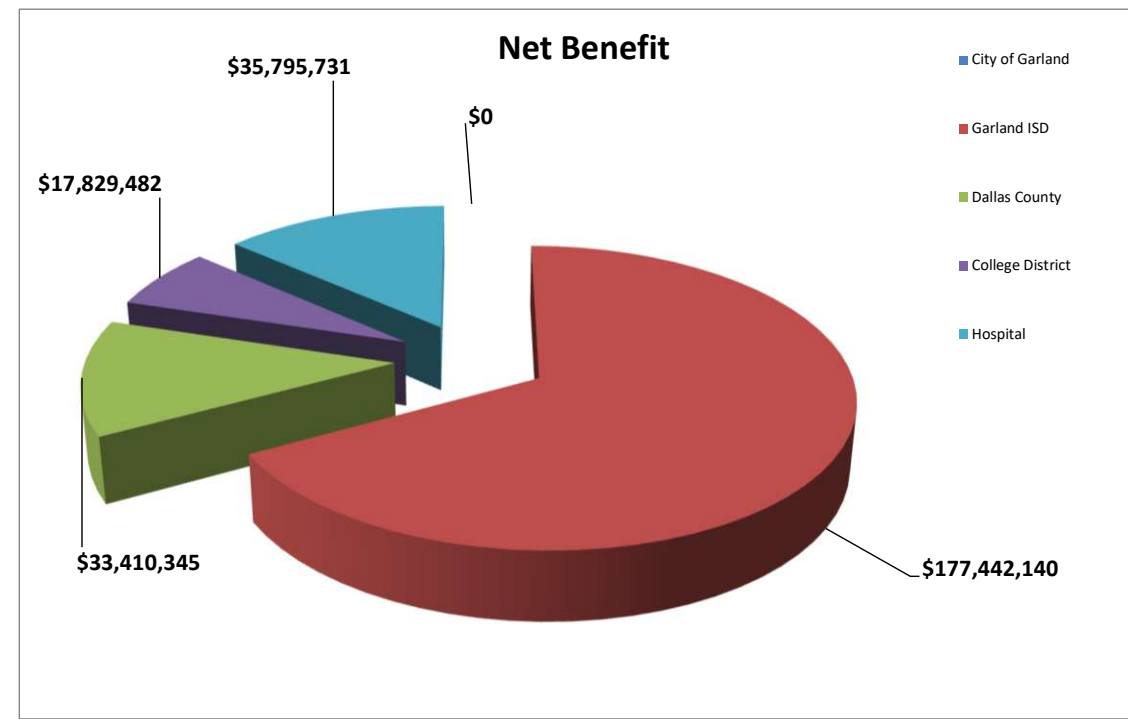
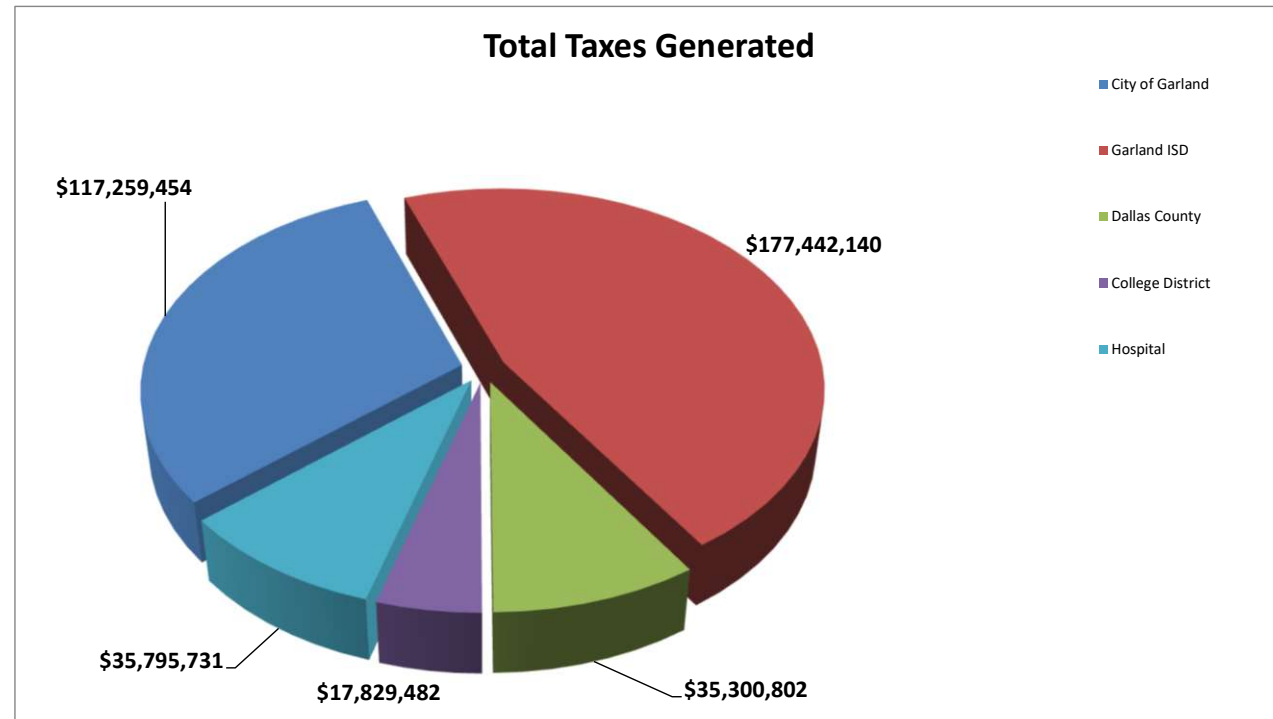
# Financial Feasibility Analysis - All Revenue Generated

REVENUE YEAR	21 2026	22 2027	23 2028	24 2029	25 2030	26 2031	27 2032	28 2033	29 2034	30 2035	31 2036	32 2037	33 2038	34 2039	35 2040	36 2041	37 2042	38 2043	39 2044	40 2045	TOTALS	
<b>BASE YEAR (ORIGINAL BOUNDARY)</b>																						
City of Garland	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891		
Garland ISD	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891		
Dallas County	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891		
College District	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891		
Hospital	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891	75,181,891		
<b>TAXABLE VALUE</b>																						
City of Garland	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004		
Garland ISD	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004		
Dallas County	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004		
College District	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004		
Hospital	429,404,649	444,433,812	459,988,995	476,088,610	492,751,711	509,998,021	527,847,952	546,322,630	565,443,923	585,234,460	605,717,666	626,917,784	648,859,907	671,570,003	695,074,954	719,402,577	744,581,667	770,642,025	797,614,496	825,531,004		
<b>TAXABLE VALUE INCREMENT</b>																						
City of Garland	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113		
Garland ISD	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113		
Dallas County	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113		
College District	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113		
Hospital	354,222,758	369,251,921	384,807,104	400,906,719	417,569,820	434,816,130	452,666,061	471,140,739	490,262,032	510,052,569	530,535,775	551,735,893	573,678,016	596,388,112	619,893,063	644,220,686	669,399,776	695,460,134	722,432,605	750,349,113		
<b>REVENUE A</b>																						
<b>TAXABLE VALUE GROWTH</b>																						
City of Garland	2,443,237	2,546,900	2,654,192	2,765,238	2,880,171	2,999,127	3,122,246	3,249,674	3,381,563	3,518,067	3,659,349	3,805,576	3,956,921	4,113,563	4,275,688	4,443,486	4,617,158	4,796,908	4,982,950	5,175,503	85,506,765	City of Garland
Garland ISD	3,722,527	3,880,468	4,043,938	4,213,129	4,388,244	4,569,483	4,757,068	4,951,218	5,152,164	5,360,142	5,575,400	5,798,193	6,028,728	6,267,443	6,514,456	6,770,115	7,034,722	7,308,591	7,592,044	7,885,419	129,095,394	Garland ISD
Dallas County	763,350	795,738	829,259	863,954	899,863	937,029	975,495	1,015,308	1,056,615	1,099,163	1,143,305	1,188,991	1,236,276	1,285,216	1,335,870	1,388,296	1,442,557	1,498,717	1,556,842	1,617,002	25,386,706	Dallas County
College District	374,042	389,912	406,337	423,337	440,933	459,144	477,993	497,501	517,892	538,590	560,219	582,606	605,775	629,756	654,576	680,265	706,853	734,371	762,853	792,331	12,971,575	College District
Hospital	750,952	782,814	815,791	849,922	885,248	921,810	959,652	998,818	1,039,356	1,081,311	1,124,736	1,169,680	1,216,197	1,264,343	1,314,173	1,365,748	1,419,128	1,474,375	1,531,557	1,590,740	26,042,653	Hospital
	<b>8,054,108</b>	<b>8,395,832</b>	<b>8,749,517</b>	<b>9,115,580</b>	<b>9,494,456</b>	<b>9,886,593</b>	<b>10,292,454</b>	<b>10,712,520</b>	<b>11,147,289</b>	<b>11,597,274</b>	<b>12,063,009</b>	<b>12,545,045</b>	<b>13,043,952</b>	<b>13,560,321</b>	<b>14,094,763</b>	<b>14,647,910</b>	<b>15,220,417</b>	<b>15,812,962</b>	<b>16,426,246</b>	<b>17,060,995</b>	<b>279,003,093</b>	
<b>REVENUE B</b>																						
<b>TAXABLE VALUE GROWTH</b>																						
City of Garland	119,814	243,822	372,170	505,010	642,499	784,801	932,083	1,084,520	1,242,293	1,405,587	1,574,597	1,749,522	1,930,569	2,117,953	2,311,896	2,512,626	2,720,382	2,935,410	3,157,963	3,388,306	31,731,824	City of Garland
Garland ISD	182,549	371,488	567,039	769,435	978,915	1,195,726	1,420,126	1,652,380	1,892,762	2,141,559	2,399,062	2,665,579	2,941,424	3,226,923	3,522,415	3,828,248	4,144,786	4,472,403	4,811,487	5,162,438	48,346,745	Garland ISD
Dallas County	37,434	76,178	116,278	157,782	200,739	245,198	291,214	338,814	388,134	439,153	491,957	546,610	603,175	661,720	722,315	785,030	849,940	917,121	986,655	1,058,622	9,914,096	Dallas County
College District	18,343	37,327	56,976	77,313	98,362	120,147	142,895	166,032	190,186	215,185	241,059	267,839	295,556	324,243	353,934	384,664	416,470	449,390	483,461	518,725	4,857,907	College District
Hospital	36,826	74,941	114,390	155,220	197,478	241,216	286,485	333,338	381,830	432,021	483,967	537,732	593,379	650,973	710,583	772,280	836,135	902,226	970,630	1,041,428	9,753,078	Hospital
	<b>394,966</b>	<b>803,756</b>	<b>1,226,854</b>	<b>1,664,760</b>	<b>2,117,993</b>	<b>2,587,089</b>	<b>3,072,603</b>	<b>3,575,111</b>	<b>4,095,206</b>	<b>4,633,504</b>	<b>5,190,643</b>	<b>5,767,282</b>	<b>6,364,103</b>	<b>6,981,812</b>	<b>7,621,142</b>	<b>8,282,848</b>	<b>8,967,714</b>	<b>9,676,550</b>	<b>10,410,196</b>	<b>11,169,519</b>	<b>104,603,651</b>	
<b>REVENUE 1</b>																						
<b>REAL PROPERTY TAX</b>																						
<b>BUSINESS PERSONAL PROPERTY</b>																						
City of Garland	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Garland ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dallas County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
College District	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hospital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>REVENUE A, B, &amp; 1</b>																						
	<b>8,449,074</b>	<b>9,199,589</b>	<b>9,976,371</b>	<b>10,780,341</b>	<b>11,612,449</b>	<b>12,473,681</b>	<b>13,365,057</b>	<b>14,287,631</b>	<b>15,242,494</b>	<b>16,230,778</b>	<b>17,253,652</b>	<b>18,312,327</b>	<b>19,408,055</b>	<b>20,542,134</b>	<b>21,715,905</b>	<b>22,930,758</b>	<b>24,188,131</b>	<b>25,489,513</b>	<b>26,836,442</b>	<b>28,230,514</b>	<b>383,627,609</b>	
<b>Running Total</b>																						
	<b>45,551,786</b>	<b>54,751,375</b>	<b>64,727,745</b>	<b>75,508,086</b>	<b>87,120,535</b>	<b>99,594,217</b>	<b>112,959,274</b>	<b>127,246,904</b>	<b>142,489,399</b>	<b>158,720,177</b>	<b>175,973,829</b>	<b>194,286,156</b>	<b>213,694,211</b>	<b>234,236,345</b>	<b>255,952,250</b>	<b>278,883,008</b>	<b>303,071,139</b>	<b>328,560,652</b>	<b>355,397,094</b>	<b>383,627,609</b>		
<b>GROSS</b>																						
City of Garland	\$ 2,563,051	\$ 2,790,722	\$ 3,026,361	\$ 3,270,248	\$ 3,522,670	\$ 3,783,928	\$ 4,054,329	\$ 4,334,195	\$ 4,623,855	\$ 4,923,654	\$ 5,233,946	\$ 5,555,098	\$ 5,887,490	\$ 6,231,516	\$ 6,587,583	\$ 6,956,113	\$ 7,337,541					

Financial Feasibility Analysis - Summary

Revenue Summary  
2005-2045

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Garland	\$117,259,454	\$117,259,454	\$0
Garland ISD	\$177,442,140	\$0	\$177,442,140
Dallas County	\$35,300,802	\$1,890,458	\$33,410,345
College District	\$17,829,482	\$0	\$17,829,482
Hospital	\$35,795,731	\$0	\$35,795,731
<b>Total</b>	<b>\$383,627,609</b>	<b>\$119,149,911</b>	<b>\$264,477,697</b>







**Length of TIRZ #2:**

The TIRZ is scheduled to end on December 31, 2045 (with the final year's tax increment to be collected by September 1, 2046).

**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.

-  - TIRZ #2 (Original Boundary)
-  - TIRZ #2A (Expanded Boundary)