



THE
NEHEMIAH
COMPANY

OUR MISSION

*Creating value to restore hope by knowing Him
and making Him known.*

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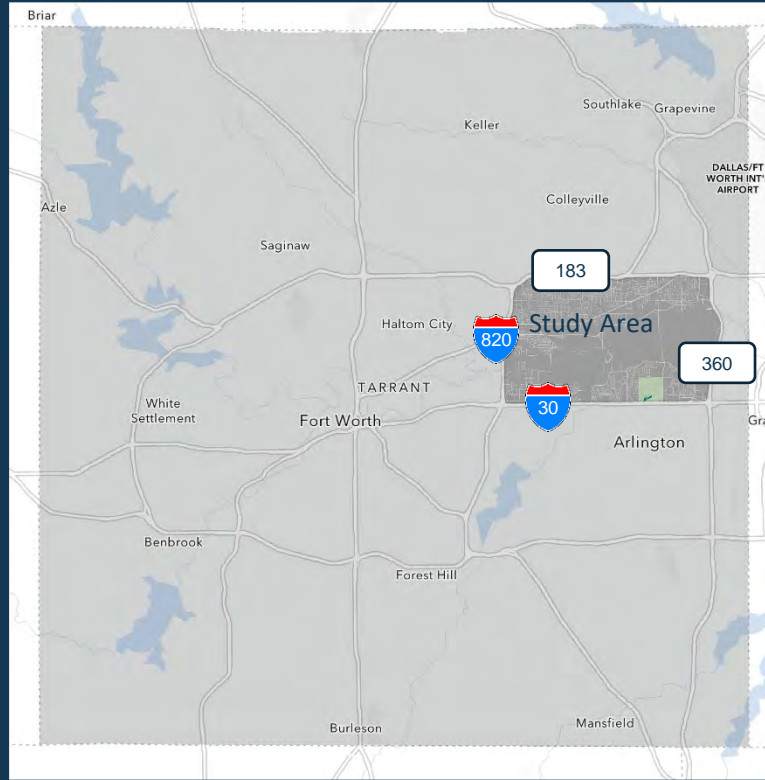
Case Study: Arlington Commons



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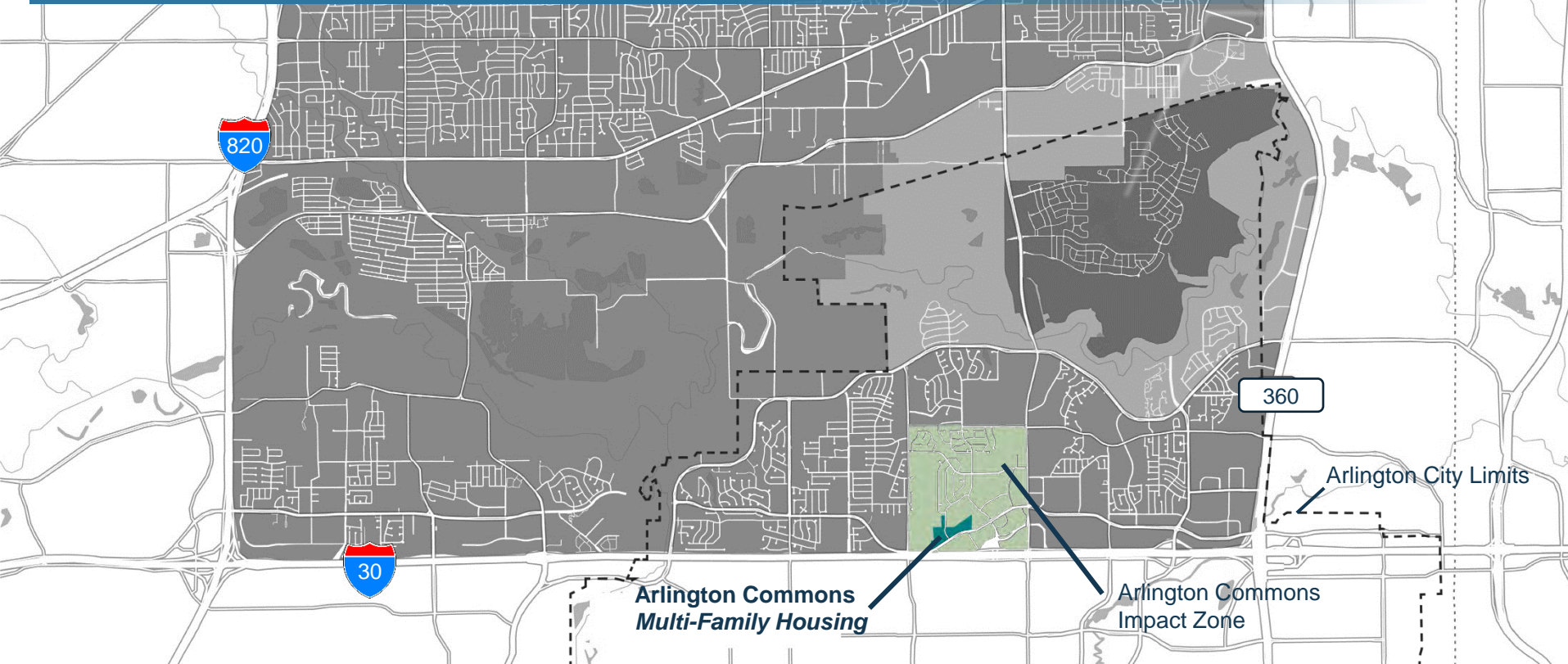


Study Area | Tarrant County | Arlington, TX



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Study Area | Tarrant County | Arlington, TX



You can get a ROUGH idea...

2012



Nearby Retail Center



Condemned Unit After Fire



Pool

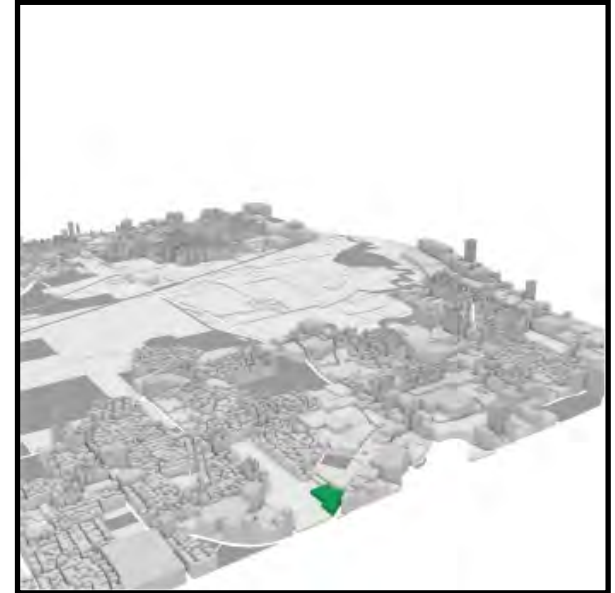


The Roosevelt at Arlington Commons

2012

Taxable Value Per Acre

\$311,286 taxable value per acre

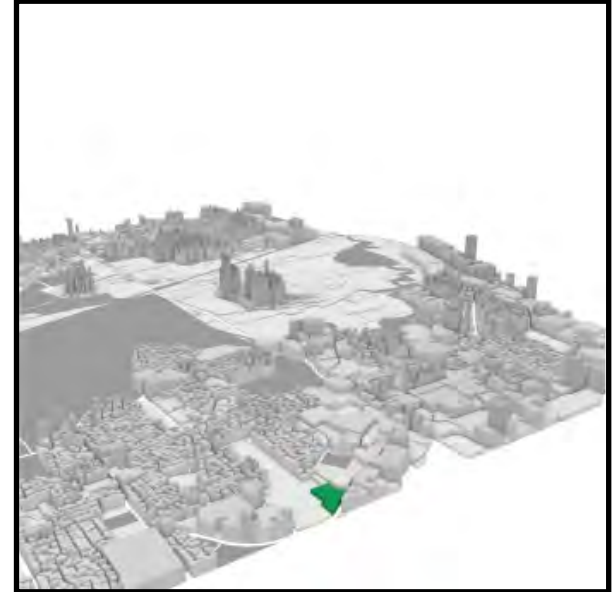


The Roosevelt at Arlington Commons

Taxable Value Per Acre

2014

\$97,801 taxable value per acre

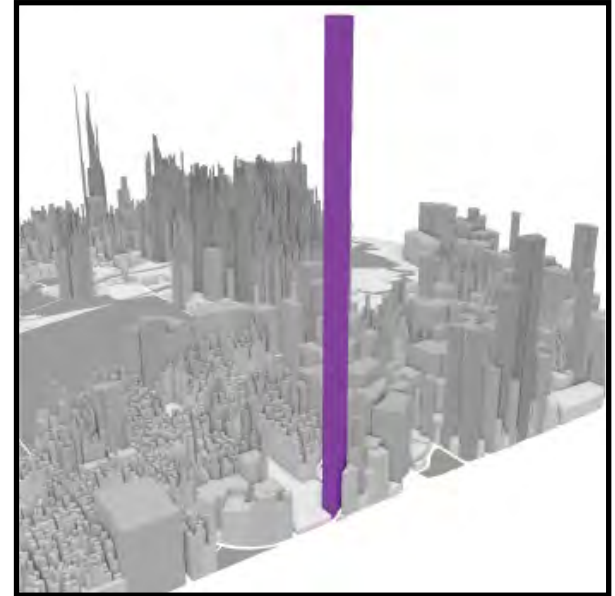


The Roosevelt at Arlington Commons

Taxable Value Per Acre

2020

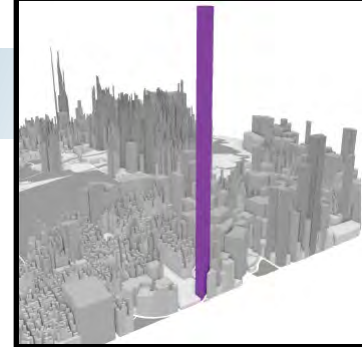
\$10,851,218 taxable value per acre



The Roosevelt (Ph 1A) 2020

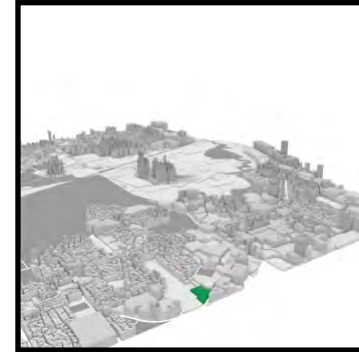
Taxable Value Per Acre

\$10,851,218
per acre



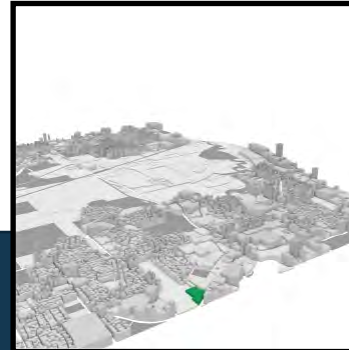
2014

\$97,801
per acre

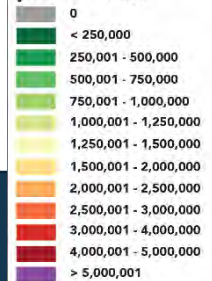


2012

\$311,286
per acre



**Total Value
per Acre (\$)**



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Economic Development

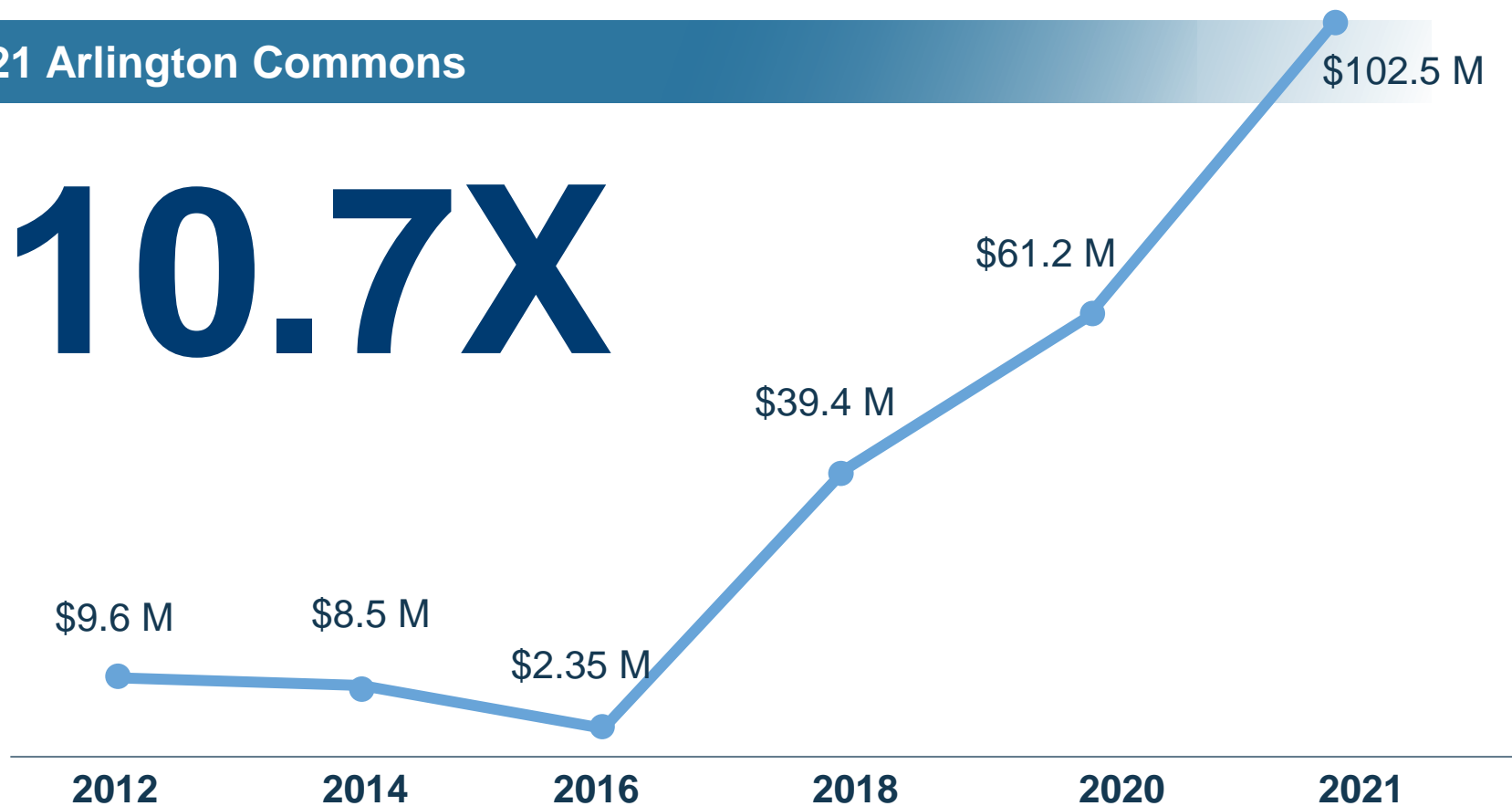
Arlington Commons Annual Tax Flow Table

Jurisdiction Name	TDC	2006 Tax Rate	2012 Tax Rate	2014 Tax Rate	2016 Tax Rate	2018 Tax Rate	2020 Tax Rate
City of Arlington	024	0.648000	0.648000	0.648000	0.644800	0.634800	0.622500
Tarrant County	220	0.271500	0.264000	0.264000	0.254000	0.234000	0.234000
Arlington ISD	901	1.610000	1.301000	1.348100	1.390090	1.368670	1.387100
Tarrant County Hospital	224 (091)	0.235397	0.227897	0.227897	0.227897	0.224429	0.224429
Tarrant County College	225 (092)	0.13938	0.148970	0.149500	0.144730	0.13607	0.130170
TOTAL TAX RATE	-	2.904277	2.589867	2.637497	2.661517	2.597969	2.598199
Arlington Commons Assessed Value	-	\$9,550,000	\$8,660,000	\$8,495,000	\$2,353,908	\$ 37,477,102	\$62,471,248
Annual Tax Flow*		\$277,358	\$224,282	\$224,055	\$62,649	\$973,643,49	\$1,623,127

*Not including exemptions

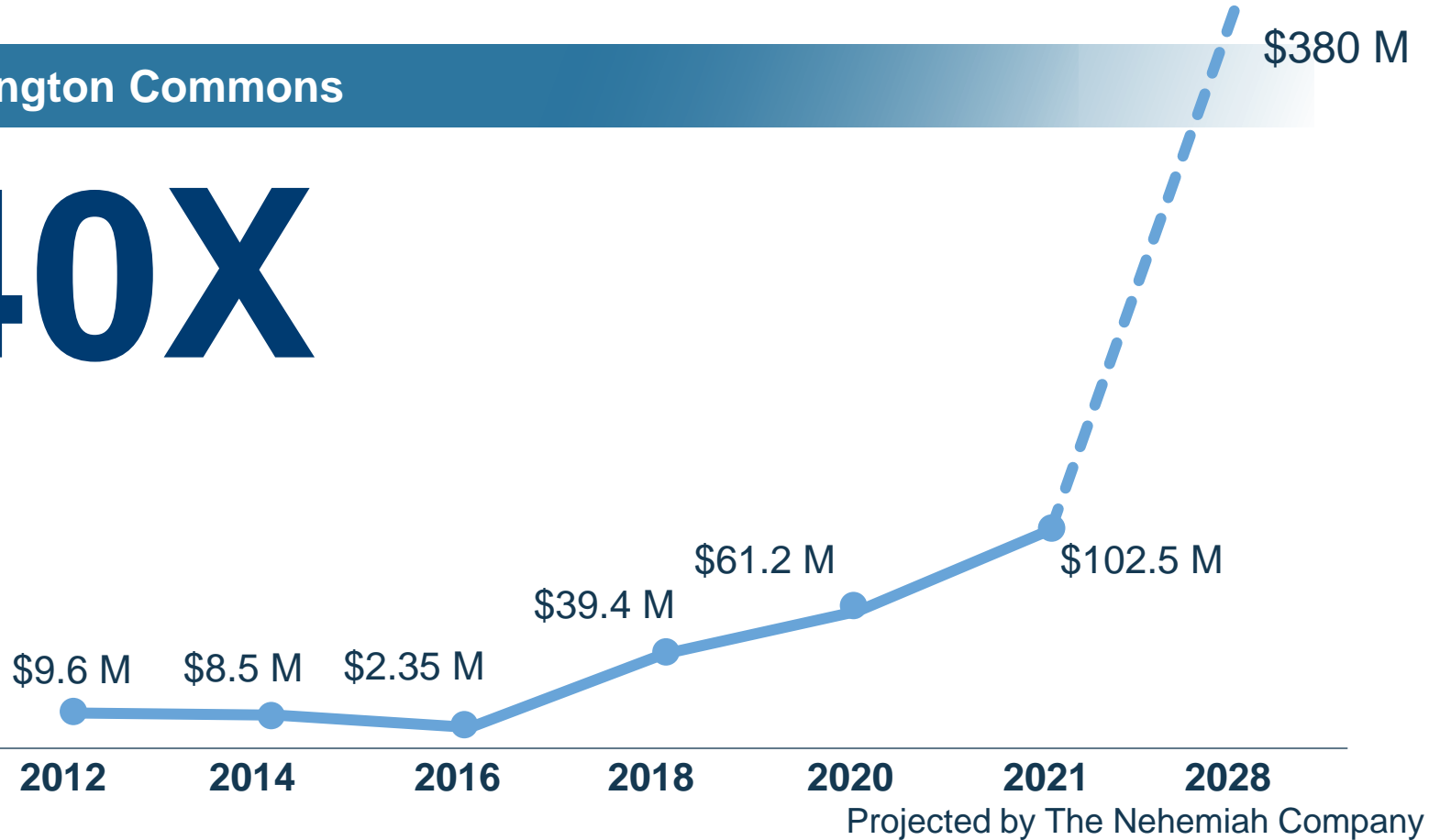
2021 Arlington Commons

10.7X



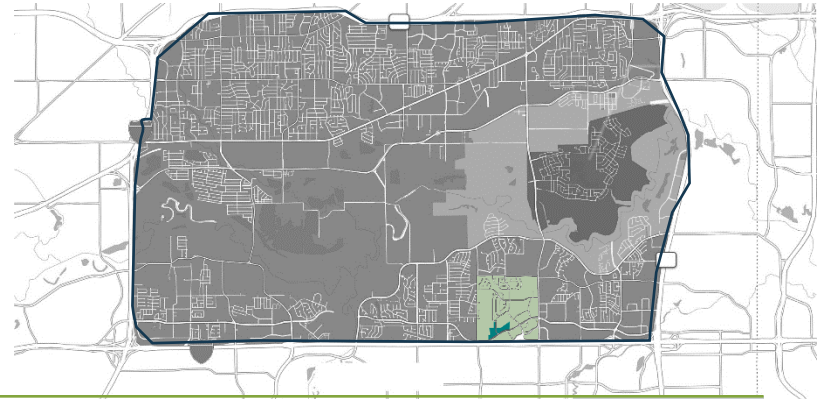
2021 Arlington Commons

40X



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Change in Taxable Value



In thousands	2006	2012	2014	2016	2018	2020	2020/ Baseline
Study Area *	\$6,222,393	\$6,799,300	\$7,178,556	\$8,799,658	\$10,936,321	\$13,189,097	2.1
Arlington Commons**			\$8,495	\$2,354	\$39,419	\$62,471	7.2
Arlington Commons Impact Area			\$275,205	\$339,554	\$437,120	\$505,350	2.1
Total Study Site	\$6,222,393	\$6,799,300	\$7,462,256	\$9,141,566	\$11,412,860	\$13,756,918	2.2

*Excludes all other areas

**Includes both Roosevelt and Truman properties, as of 2020 tax rolls



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AC Garage Mural Facing School



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The Impact Next Door

Before



After



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Village Creek Shopping Center, Newly
renovated retail center 2016, \$20/ SF NNN

Education Overhaul



- 1. Test yourself and others
- 2. Additional assignments
- 3. Assignments 2018
- 4. Test Your Skills
- 5. Organization
- 6. Introduction to Biology
- 7. Population Growth
- 8. Genetic Populations
- 9. Heredity
- 10. Evolutionary Processes: Speciation and Molecular Evolution
- 11. Vertebrate Origins
- 12. Game Theory
- 13. Animal Game Theory
- 14. Animal Mate Choice
- 15. Social and Non-Social Factors in the Evolution of Sociality
- 16. Human Biology
- 17. Consumer Day



The median is going from waste of space...



to a gathering place.



Where utilities were once an eye sore...



are now screened by landscape.



And from "CAUTION CROSSWALK AHEAD"...



to safer pedestrian pathways.



NEH
EMH
AHH

COFFEE
CO.



Future Phases



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Arlington Commons Phase 1D | Townhomes



Non-Profits

Viridian Sailing Center

The Viridian Sailing Center, centrally located on Lake Viridian in Arlington, TX, offers aquatic adventure for all experience levels. Both residents and non-residents may purchase an Annual Pass or Paddle Sport Pass, giving them access to the Sailing Center and its state-of-the-art sailboats, kayaks, and paddleboards. **The Foundation works in collaboration with the Viridian Municipal Management District in a unique public/private collaboration that makes annual pass purchase and participation the Sailing Center's sailing instruction and camps available to residents of both Viridian and the surrounding community.**

- 30 RS Aero single-handed racing sailboats the largest Aero fleet in North America!
- 10 RS Quest triple-handed sailboats
- 20 Blue Magic Optimist youth sailboats
- 2 RS Catamarans
- 1 Hobie Catamaran
- 20 Hobie Stand Up Paddleboards
- 10 Old Town Kayaks 5 single and 5 tandem

Viridian Sailing Center Foundation is a 501(c)3 nonprofit organization registered in the State of Texas. The Foundation works in collaboration with the Viridian Municipal Management District in a unique public/private collaboration that makes annual pass purchase and participation the Sailing Center available to residents of both Viridian and the surrounding community.



Non-Profits

After School Ministry

Our mission is to strategically transform and empower youth by igniting their unique gifts to impact the world around them for good. Serving children in grades 3-5 in the Arlington Independent School District in collaboration with Mission Arlington.

Character Building - Children engage in Bible-based character building to enhance growth in their abilities to communicate, collaborate, and work with others. 2 RS Catamarans.

20 Minutes of Reading - Research emphasizes the importance of daily reading in literacy skills, vocabulary, and intellectual growth. Each day children will engage in at least twenty minutes of reading.

Academic Intervention Based Support - Each day after their homework is completed, children will engage in computer-based intervention programs such as Education Galaxy for STAAR support and Fast Forward for math skill and literacy development.

S.T.E.M. Based Activities - Children have the daily option to engage in various S.T.E.M. based activities, such as our Lego wall, robotics projects, magnetic blocks, and other manipulative materials. Their only limitation is their imagination. Today's Challenge is to design your dream home using Legos.

Sports Equipment and Facilities - Our facility is equipped with basketball goals, soccer goals, a gogo ball arena, and room to run and play. Children will be able to burn some energy and stay healthy at the same time.

Healthy Food Options - Each day children will have the access to healthy meals or snacks each day they attend. Fruit, vegetables, dairy and protein are the building blocks of our nutrition program.



Non-Profits

Nehemiah Builds

Empowering youth, emboldening families, and encouraging communities by modeling Biblical wisdom. Nehemiah Builds facilitates an environment for God to work. We plant seeds of time, talent, and treasure in the communities where we harvest value so that our neighbors see God's love in action. We develop the spirit, body, mind, and heart through our three impact pillars:

- 1) **Empowering Youth:** Giving youth a path to discipline, positivity, resiliency, and courage through sports and tutoring.
- 2) **Emboldening Families:** Giving parents and caregivers a path to confidence, stability, and wellness through spiritual encouragement and resources. Through partnerships with nonprofits and ministries, we seek solutions to feed hungry families in our communities and meet basic needs. Our partnerships work to ensure households have the necessary medical, dental, and nutrition services to live active, healthy lives
- 3) **Encouraging Communities:** Giving communities a path to connect and support neighborhoods through positive collective action.

CONCRETE & CRANES

Mission Wrestling VBS 2021



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Non-Profits

Gathering Church

Gathering Church Viridian is a Bible-believing community church where everyone is welcome, and welcome to be a part of our vision. We exist to know God and to make Him known, both in the Viridian community where we meet and in the greater Arlington and DFW area.

GATHER

Matthew 18:20 "For where two or three gather in my name, there am I with them."

We desire to provide a place of belonging, connection, love and support for the families of our community. Our families gather for weekly worship, as well as other times of study and fellowship.

GROW

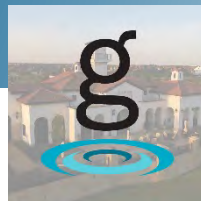
Ephesians 4:15 "...speaking the truth in love, we will grow to become in every respect the mature body of him who is the head, that is, Christ."

As a community of believers, we strive to grow and mature in our faith by encountering the love of Jesus, studying & understanding His Word (the Bible), and applying and practicing it in every area of our lives.

GO

Acts 1:8 "But you will receive power when the Holy Spirit comes on you; and you will be my witnesses..."

One of our greatest joys is sharing the love of God throughout our wonderful community. Whether it's caring for specific needs in our neighborhood, facilitating community events, loving the greater city via Mission Arlington, or simply reaching out and connecting, our families have monthly opportunities to do so.



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Healing Environment

