



# Tax Increment Reinvestment Zone #4

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Harvest Point Development



OFFICE BUILDINGS (5 STORIES +)



# Harvest Point Development

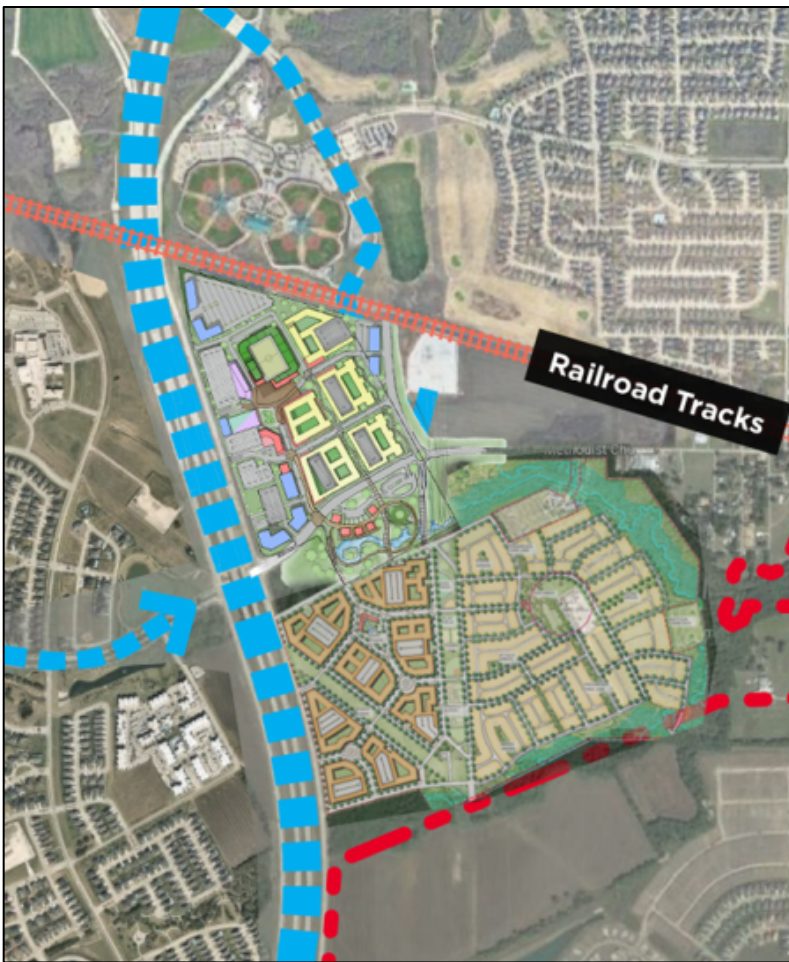
- In city limits, currently undeveloped land
- New Mixed-Use Project
- Multiple Developers
- Sports, Hospitality, Multifamily, Commercial, Single Family
- 359 Acres
- Large Open Space

# TIRZ #4 Boundary





# Master Plan



## Overall Program/Land Uses

Office: 670,000-750,000 SFT

Retail/F&B: 250,000 SFT

Entertainment: 125,500 SFT

Multifamily: 4,880

Single-Family: 683

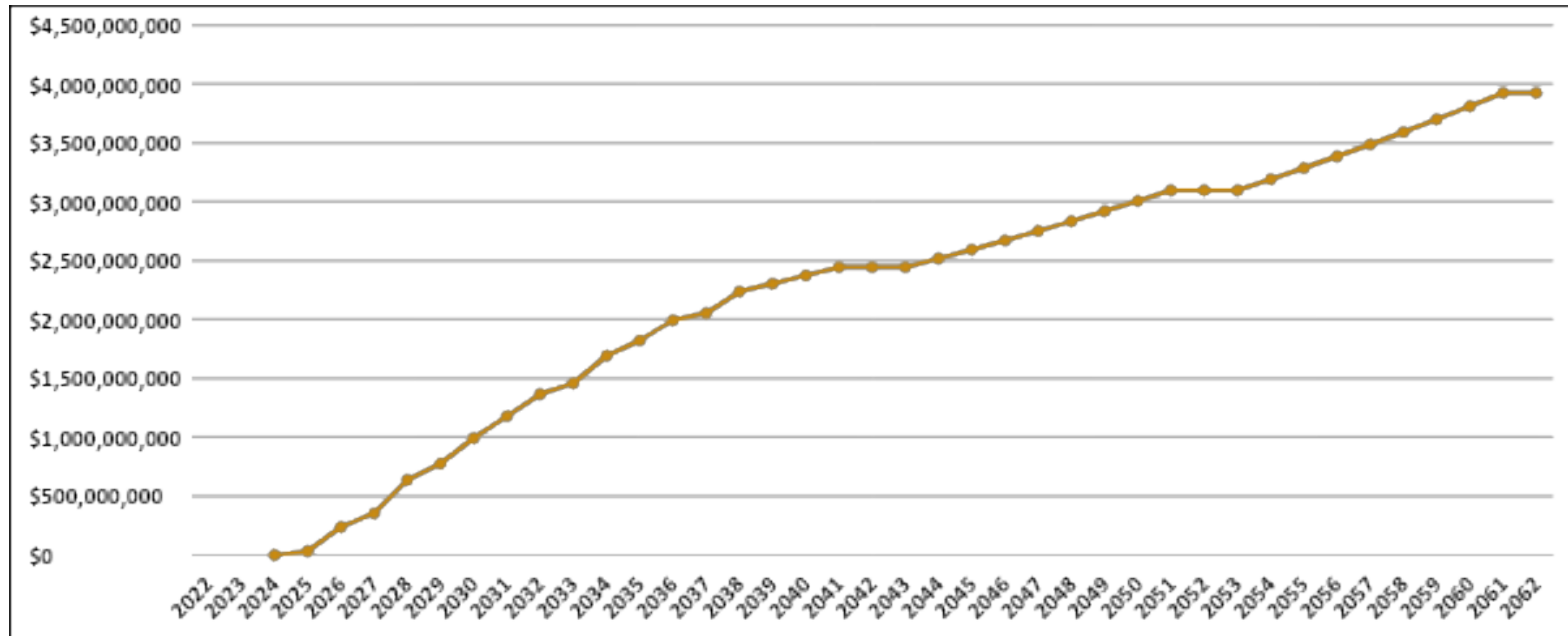
Hotel: 250-300 Keys

Conference Center: 25,000-40,000 SFT

Performing Arts/Concert Venue: 50,000 SFT

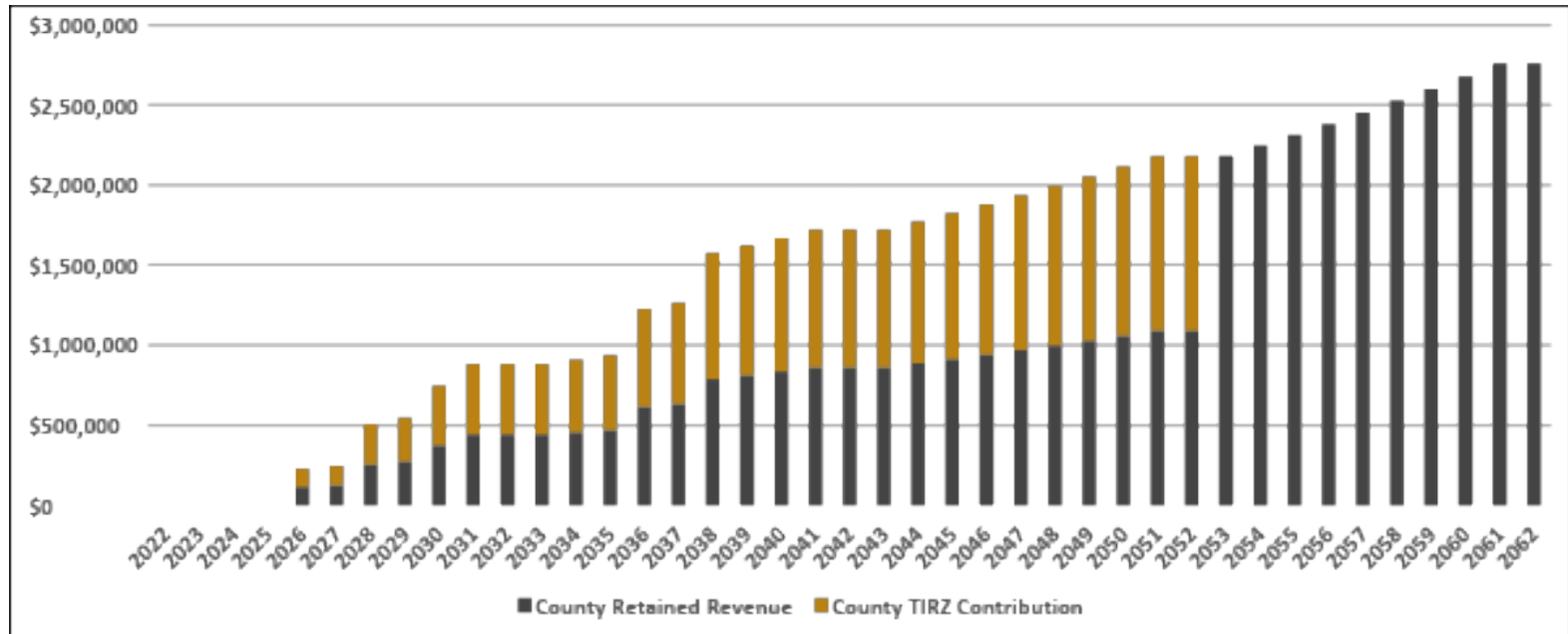


# TIRZ#4 Incremental Value



# Tarrant County Impact

## New Retained Revenue vs TIRZ Contribution



# TIRZ#4 Feasibility Study

- City Participation (Forty Years)
  - 75% Years 1-10
  - 50% Years 11-20
  - 35% Years 21-40
  - Estimated \$249.9 million contribution at the city's tax rate
- Tarrant County **Participation Request**
  - 50% for Thirty Years
  - Estimated \$18.6 million contribution at the county's tax rate





# Project Costs

Key	Project Description	Estimated Cost Allocation
<b>Public Improvements</b>		
A	Heritage Parkway, drainage and any traffic signals contained within the ROW. Also, including new alignment and new at-grade crossing of RR. NORTH OF LONESTAR to NATIONAL PKWY	\$ 15,000,000
B	Lone Star Parkway, drainage and any traffic signals contained with the ROW.	\$ 6,000,000
C	Offsite Water 16" E/W 360 to Holland	\$ 5,000,000
D	Offsite Sewer and Lift Station	\$ 8,500,000
E	Waterline 360 & Heritage N/S	\$ 3,000,000
F	Eastern vehicular bridge connecting Lone Star to property south of drainage.	\$ 3,000,000
G	Western vehicular bridge connecting Lone Star to property south of drainage.	\$ 4,000,000
H	Stadium, N/S Roads, and associated parking structures.	\$ 75,000,000
I	Hotel Conference Center and associated parking structures and acquisition of land.	\$ 15,000,000
J	Multi-use performance arts venue and associated parking structures and acquisition of land.	\$ 85,000,000
K	Central Park Amenity, including flood plain improvements south of Lone Star, including any drainage structures and all hardscape/landscape elements.	\$ 20,000,000
L	Economic Development Grants	\$ 69,601,426
M	Internal roads and utilities on North Property.	\$ 4,500,000
N	Internal roads and utilities on South Property	\$ 11,000,000
O	Hardscape / Landscape and associated amenities on property north of Lone Star, including open space adjacent to performing arts center.	\$ 5,000,000
P	South Civic Facility	\$ 13,000,000
Q	North/City Shared Roads	\$ 3,000,000
R	South Emerald Necklace (Parks) & Gateways/roundabouts	\$ 6,165,544
S	South Parks under and in easements	\$ 3,437,720
T	Fee Waivers Reimbursements	\$ 24,482,312
<b>Total Public Improvements</b>		<b>\$ 379,687,002</b>
<b>Administrative Costs</b>		<b>\$ 1,208,040</b>
<b>Total Project Costs<sup>1</sup></b>		<b>\$ 380,895,042</b>

# Questions?

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