

Executive Summary

AllianceTexas Economic Impact and Investment Update 1990 - 2015

Includes Property Tax Summary

City of Fort Worth

City of Haslet

City of Roanoke

Town of Westlake

Denton County

Tarrant County

Keller ISD

Northwest ISD

November 19, 2015

2015 AllianceTexas Update for Jan-Dec 2015

Fort Worth Alliance Airport, Business and Industrial Parks, Circle T Ranch and Heritage/Park Glen

Economic Impact 1990 - 2015 **\$59.69 Billion**
Economic Impact 2015 **\$4.32 Billion**

Capital Investment - Forecasted to be in Place at Year End 2015
Total Private and Public **\$8,433,060,198**

Private **\$7,805,622,630**
Private as a percent of the total **92.56%**

Public **\$627,437,568**
Public as a percent of the total **7.44%**

		% of Total Private & Public Funding	% of Total Public Funding
Investment from Public Funds			
City of Fort Worth	\$86,101,794	1.02%	13.72%
City of Haslet	\$598,342	0.01%	0.10%
City of Roanoke	\$3,706,000	0.04%	0.59%
Town of Westlake	\$39,332,577	0.47%	6.27%
Denton County	\$2,025,000	0.02%	0.32%
Keller ISD	\$87,366,854	1.04%	13.92%
Federal Government	\$253,126,473	3.00%	40.34%
State of Texas	\$140,436,783	1.67%	22.38%
Northwest ISD	\$14,076,745	0.17%	2.24%
Other	\$667,000	0.01%	0.11%

Forecasted Property Taxes Paid 1990 - 2015 **\$1,585,621,570**

City of Fort Worth	\$304,034,065
City of Haslet	\$11,400,733
City of Roanoke	\$39,521,547
Town of Westlake	\$3,643,699
Denton County	\$39,460,229
Tarrant County	\$285,823,955
Keller ISD	\$350,541,844
Northwest ISD	\$551,195,497

Forecasted Total Property Taxes Paid in 2015 **\$140.5 million**
Forecasted Square Footage Developed 1990 - December 31, 2015 **40.3 million**
Forecasted Homes Completed 1990 - December 31, 2015 **8,289**
Hotel Rooms Completed **340**
Apartment Homes Completed **1,159**
Direct Jobs Created **43,431**
Direct Jobs (including construction) **45,462**
Indirect Jobs Created **155,166**

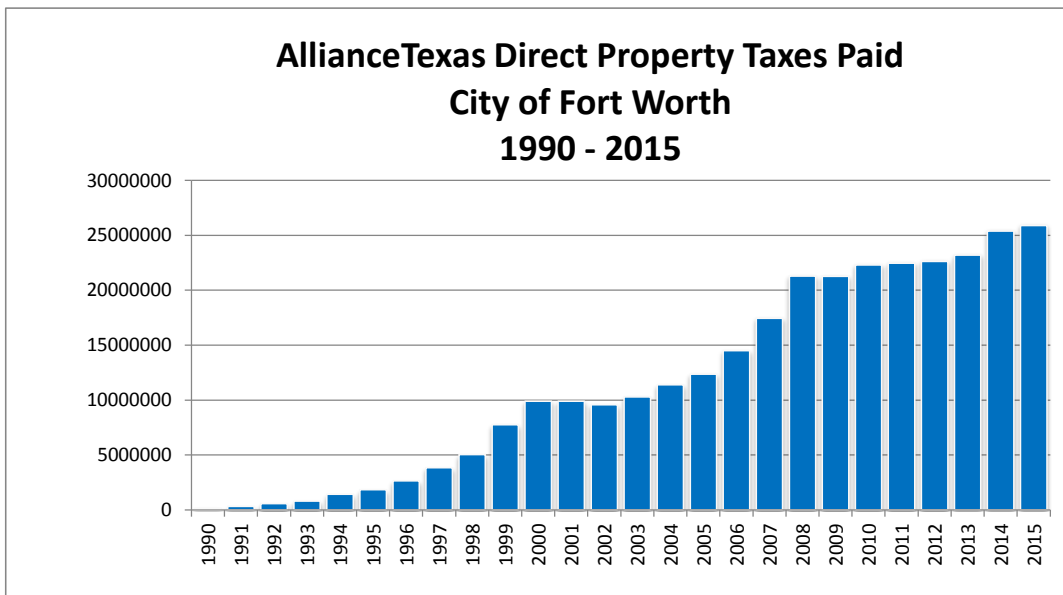
2015 update to AllianceTexas Economic Impact Study originally completed by Insight Research Corporation in 2000. Insight Research conducted an economic impact analysis which examined the impact of a study area including Fort Worth Alliance Airport and the surrounding industrial, logistics and recreational development, Circle T Ranch and the Heritage/Park Glen developments, collectively known as AllianceTexas. The study was initially completed for the first 10 years of the project and has been updated annually by Insight Research.

**AllianceTexas Investment Update
City of Fort Worth
As of October, 2015**

Direct Property Taxes Paid 1990-2015

\$304,034,065

	Taxes	Percentage Increase Over Prior Year
1990	\$122,722	-
1991	311,898	154%
1992	561,379	80%
1993	800,640	43%
1994	1,424,705	78%
1995	1,825,583	28%
1996	2,646,618	45%
1997	3,844,487	45%
1998	5,025,744	31%
1999	7,740,081	54%
2000	9,901,771	28%
2001	9,884,656	0%
2002	9,565,248	-3%
2003	10,282,241	7%
2004	11,380,486	11%
2005	12,360,557	9%
2006	14,498,542	17%
2007	17,448,525	20%
2008	21,284,969	22%
2009	21,259,002	0%
2010	22,297,766	5%
2011	22,452,150	1%
2012	22,633,387	1%
2013	23,195,804	2%
2014	25,388,666	9%
2015	25,896,439	2% *
Total	<u>\$304,034,065</u>	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**

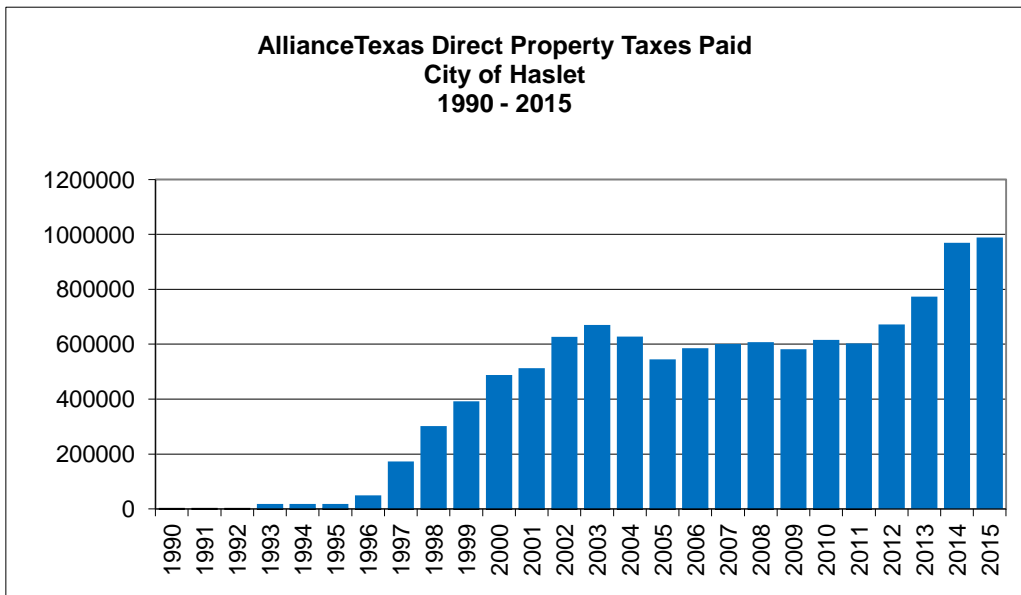
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

**AllianceTexas Investment Update
City of Haslet
As of October, 2015**

Direct Property Taxes Paid 1990-2015

\$11,400,733

	Taxes	Percentage Increase Over Prior Year
1990	\$0	-
1991	0	-
1992	0	-
1993	16,253	-
1994	16,515	2%
1995	16,515	0%
1996	47,233	186%
1997	170,798	262%
1998	299,963	76%
1999	389,976	30%
2000	485,815	25%
2001	510,346	5%
2002	625,256	23%
2003	668,501	7%
2004	625,839	-6%
2005	542,881	-13%
2006	583,132	7%
2007	598,703	3%
2008	605,626	1%
2009	579,988	-4%
2010	613,429	6%
2011	600,800	-2%
2012	671,937	12%
2013	773,646	15%
2014	969,099	25%
2015	988,481	2% *
Total	<u>\$11,400,733</u>	



**Annual Tax Without Rollback Taxes
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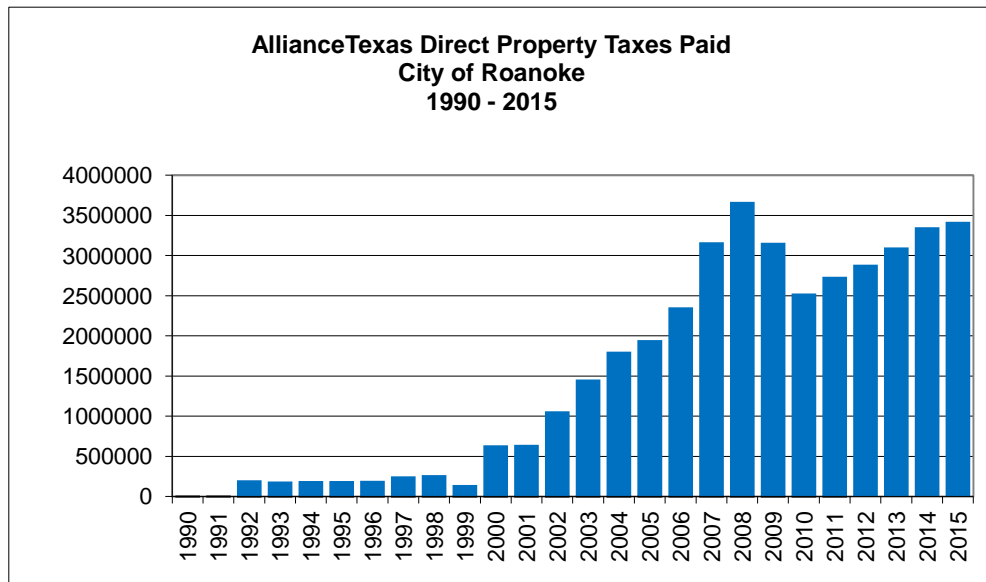
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

AllianceTexas Investment Update
City of Roanoke
As of October, 2015

Direct Property Taxes Paid 1990-2015

\$39,521,547

	Taxes	Percentage Increase Over Prior Year
1990	\$0	-
1991	0	-
1992	199,282	-
1993	183,573	-8%
1994	191,967	5%
1995	191,967	0%
1996	192,762	0%
1997	248,999	29%
1998	263,724	6%
1999	141,639	-46%
2000	637,306	350%
2001	640,727	1%
2002	1,060,156	65%
2003	1,455,352	37%
2004	1,802,765	24%
2005	1,946,178	8%
2006	2,353,171	21%
2007	3,163,322	34%
2008	3,665,895	16%
2009	3,156,558	-14%
2010	2,527,004	-20%
2011	2,735,149	8%
2012	2,887,184	6%
2013	3,102,173	7%
2014	3,353,809	8%
2015	3,420,885	2% *
Total	<u>\$39,521,547</u>	



Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax

* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

AllianceTexas Investment Update

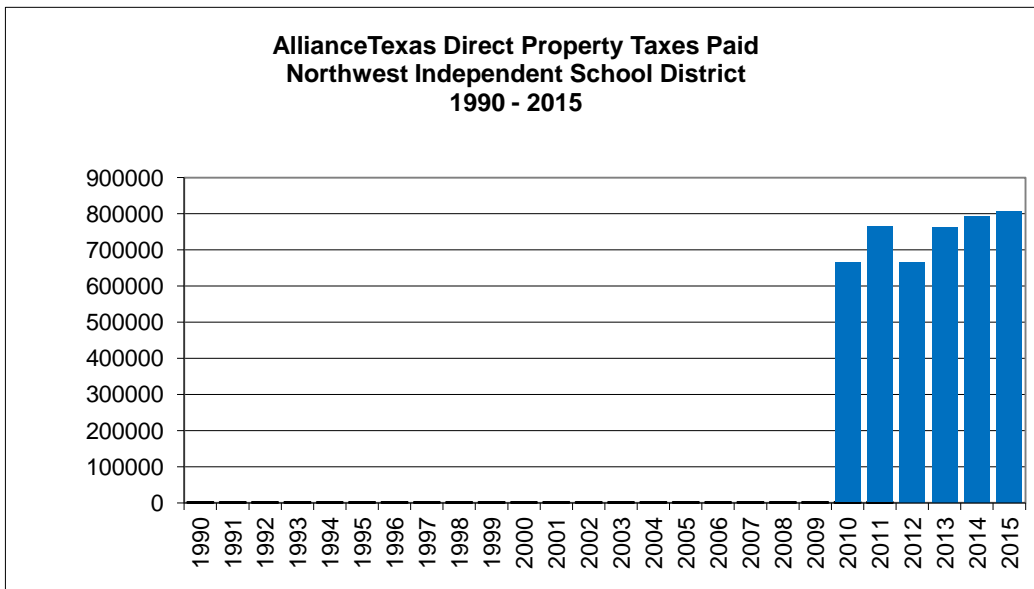
Town of Westlake

As of October, 2015

Direct Property Taxes Paid 1990-2015

\$3,643,699

	Taxes	Percentage Increase Over Prior Year
1990	\$0	-
1991	0	-
1992	0	-
1993	0	-
1994	0	-
1995	0	-
1996	0	-
1997	0	-
1998	0	-
1999	0	-
2000	0	-
2001	0	-
2002	0	-
2003	0	-
2004	0	-
2005	0	-
2006	0	-
2007	0	-
2008	0	-
2009	0	-
2010	662,844	-
2011	763,195	15%
2012	664,188	-13%
2013	761,774	15%
2014	791,698	4%
2015	807,532	2% *
Total	<u><u>\$3,643,699</u></u>	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**

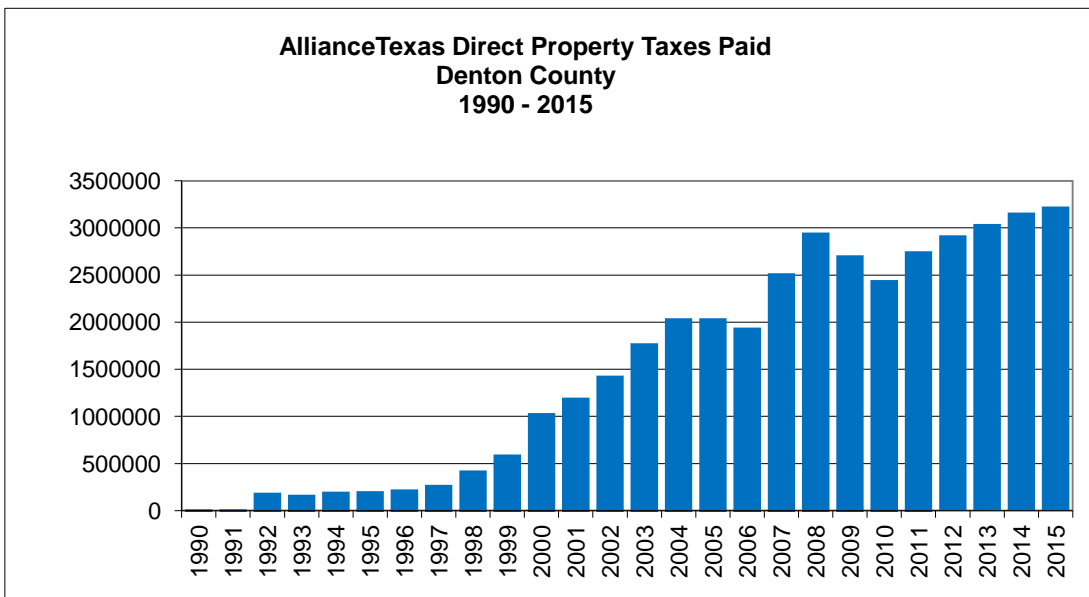
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

AllianceTexas Investment Update
Denton County
As of October, 2015

Direct Property Taxes Paid 1990-2015

\$39,460,229

	Taxes	Percentage Increase Over Prior Year
1990	\$0	-
1991	10,041	-
1992	189,250	1785%
1993	167,465	-12%
1994	198,717	19%
1995	204,192	3%
1996	222,794	9%
1997	271,040	22%
1998	424,913	57%
1999	594,126	40%
2000	1,034,926	74%
2001	1,197,992	16%
2002	1,430,544	19%
2003	1,774,541	24%
2004	2,039,283	15%
2005	2,038,796	0%
2006	1,939,711	-5%
2007	2,516,845	30%
2008	2,947,984	17%
2009	2,706,714	-8%
2010	2,443,958	-10%
2011	2,749,885	13%
2012	2,922,325	6%
2013	3,043,713	4%
2014	3,163,601	4%
2015	3,226,873	2% *
Total	<u><u>\$39,460,229</u></u>	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**

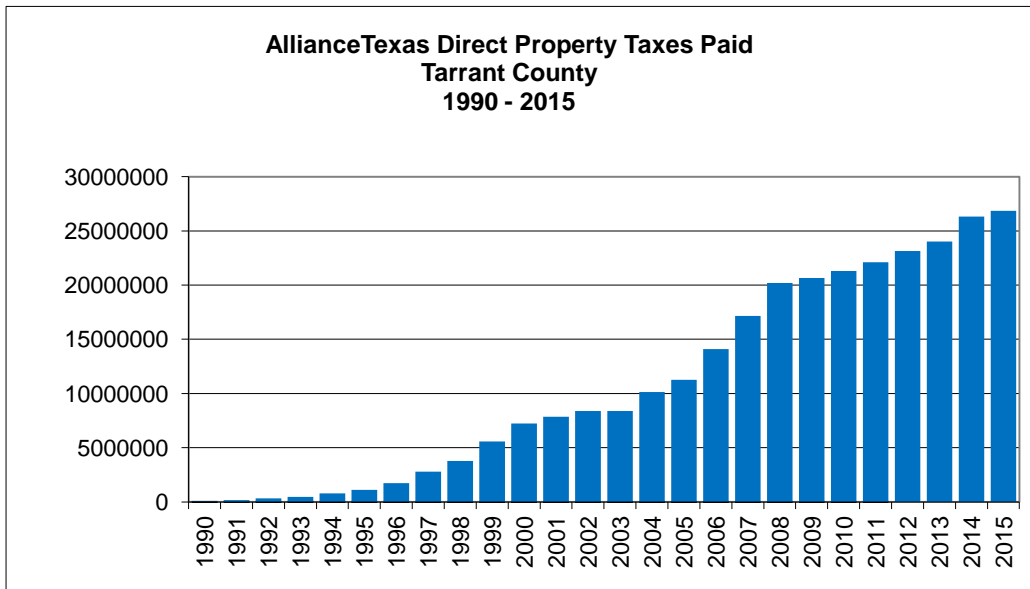
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

**AllianceTexas Investment Update
Tarrant County
As of October, 2015**

Direct Property Taxes Paid 1990-2015

\$285,823,955

	Taxes	Percentage Increase Over Prior Year
1990	\$50,146	-
1991	163,208	225%
1992	324,402	99%
1993	474,428	46%
1994	793,165	67%
1995	1,102,108	39%
1996	1,728,955	57%
1997	2,791,738	61%
1998	3,782,164	35%
1999	5,564,689	47%
2000	7,230,517	30%
2001	7,842,821	8%
2002	8,394,085	7%
2003	8,394,744	0%
2004	10,132,185	21%
2005	11,250,148	11%
2006	14,098,116	25%
2007	17,148,361	22%
2008	20,193,494	18%
2009	20,651,255	2%
2010	21,287,821	3%
2011	22,104,530	4%
2012	23,138,258	5%
2013	24,012,064	4%
2014	26,322,056	10%
2015	26,848,497	2% *
Total	\$285,823,955	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**

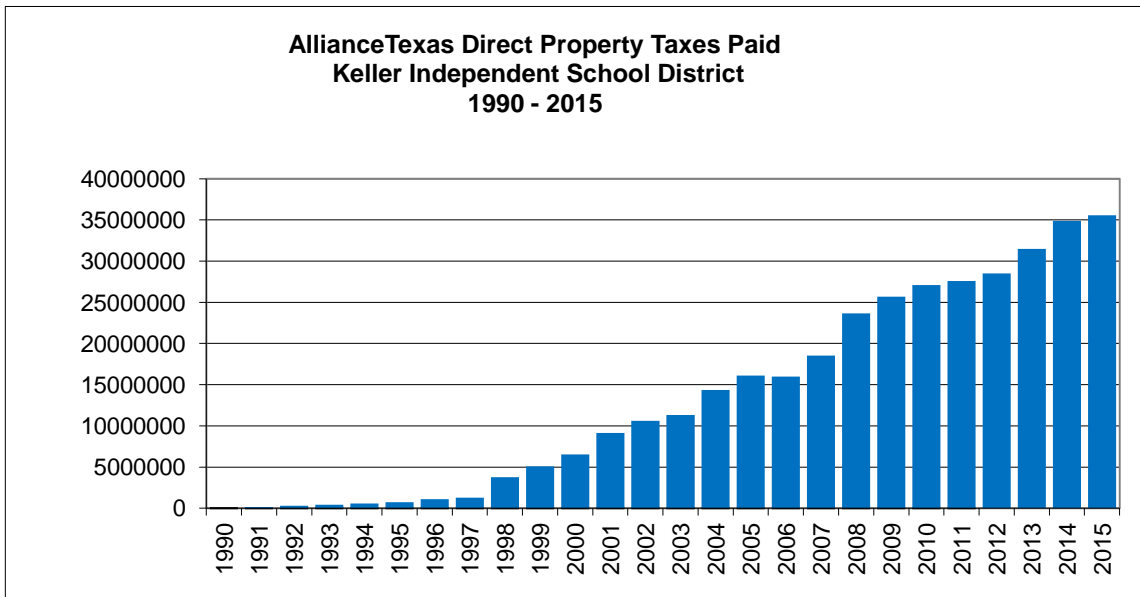
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

**AllianceTexas Investment Update
Keller Independent School District
As of October, 2015**

Direct Property Taxes Paid 1990-2015

\$350,541,844

	Taxes	Percentage Increase Over Prior Year
1990	\$50,142	-
1991	154,024	207%
1992	291,222	89%
1993	422,704	45%
1994	586,629	39%
1995	736,318	26%
1996	1,105,402	50%
1997	1,269,071	15%
1998	3,753,425	196%
1999	5,080,640	35%
2000	6,517,957	28%
2001	9,129,006	40%
2002	10,626,411	16%
2003	11,329,318	7%
2004	14,355,389	27%
2005	16,117,215	12%
2006	15,969,909	-1%
2007	18,538,248	16%
2008	23,661,767	28%
2009	25,681,890	9%
2010	27,104,847	6%
2011	27,590,624	2%
2012	28,520,869	3%
2013	31,484,129	10%
2014	34,883,509	11%
2015	35,581,179	2% *
Total	\$350,541,844	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**

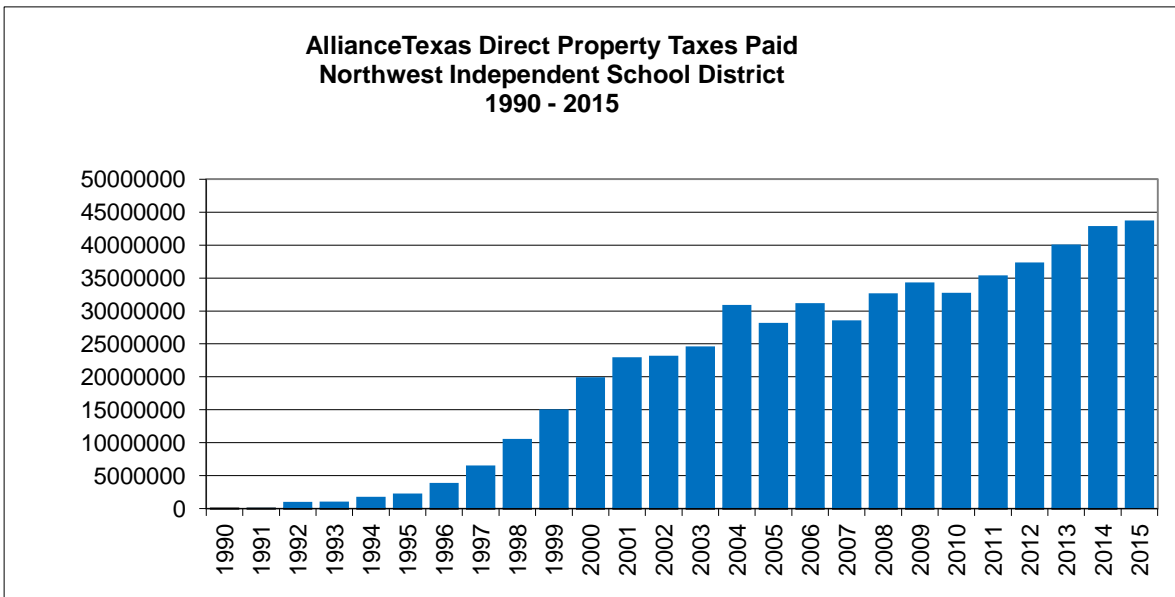
* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.

AllianceTexas Investment Update
Northwest Independent School District
 As of October, 2015

Direct Property Taxes Paid 1990-2015

\$551,195,497

	Taxes	Percentage Increase Over Prior Year
1990	\$0	-
1991	93,303	-
1992	1,041,611	1016%
1993	1,072,029	3%
1994	1,796,944	68%
1995	2,282,065	27%
1996	3,907,088	71%
1997	6,535,316	67%
1998	10,581,954	62%
1999	15,071,572	42%
2000	19,949,714	32%
2001	22,955,587	15%
2002	23,212,955	1%
2003	24,606,395	6%
2004	30,921,945	26%
2005	28,196,459	-9%
2006	31,190,426	11%
2007	28,566,826	-8%
2008	32,682,428	14%
2009	34,324,795	5%
2010	32,757,607	-5%
2011	35,385,876	8%
2012	37,351,292	6%
2013	40,085,632	7%
2014	42,883,999	7%
2015	43,741,679	2% *
Total	<u><u>\$551,195,497</u></u>	



Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax

* 2015 Taxes forecasted as a 2% increase compared to 2014 actual taxes.