

Executive Summary

AllianceTexas Economic Impact and Investment Update 1990 - 2018

Includes Property Tax Summary

City of Fort Worth

City of Haslet

City of Roanoke

Town of Westlake

Northlake PID #1

Denton County

Belmont FWSD #1 & #2

Tarrant County

Keller ISD

Northwest ISD

Argyle ISD

January 9, 2019

AllianceTexas Annual Update for Jan-Dec 2018

AllianceTexas is 26,000 acres that includes the Fort Worth Alliance Airport, the Alliance brand business and industrial parks, Circle T Ranch, Alliance Town Center, and Hillwood initiated retail, recreational and residential communities.

Economic Impact 1990 - 2018 **76.43 Billion**
Economic Impact 2018 **7.19 Billion**

Capital Investment - Forecasted to be in Place at Year End 2018
Total Private and Public **\$9,812,118,953**

Private	\$9,036,738,025
Private as a percent of the total	92.10%
Public	\$775,380,929
Public as a percent of the total	7.90%

		% of Total Private & Public Funding	% of Total Public Funding
Investment from Public Funds			
City of Fort Worth	\$ 96,279,608	0.98%	12.42%
City of Haslet	3,989,728	0.04%	0.51%
City of Roanoke	3,706,000	0.04%	0.48%
Town of Westlake	39,332,577	0.40%	5.07%
Denton County	2,025,000	0.02%	0.26%
Keller ISD	131,109,724	1.34%	16.91%
Federal Government	343,757,763	3.50%	44.33%
State of Texas	140,436,783	1.43%	18.11%
Northwest ISD	14,076,745	0.14%	1.82%
Other	667,000	0.01%	0.09%

Forecasted Property Taxes Paid 1990 - 2018* **\$2,256,672,262**

City of Fort Worth	\$ 447,830,969
City of Haslet	16,834,707
City of Roanoke	51,636,465
Town of Westlake	7,054,746
Northlake PID #1	1,476,517
Denton County	56,546,183
Belmont FWSD #1 & #2	7,044,923
Tarrant County	419,315,281
Keller ISD	492,600,205
Northwest ISD	748,147,700
Argyle ISD	8,184,566

**Does not include property taxes for City of Denton, Town of Northlake and Denton ISD as development is still forthcoming.*

Forecasted Total Property Taxes Paid in 2018	\$210 million
Forecasted Total Sales Taxes Paid 1990-2018	\$403.8 million
Forecasted Total Sales Taxes Paid to Municipalities 1990-2018	\$97.8 million
Forecasted Square Footage Developed 1990 - December 31, 2018	44.9 million
Forecasted Homes Completed 1990 - December 31, 2018	11,374
Number of companies	507
Direct Jobs Created	61,602
Indirect Jobs Created	143,802

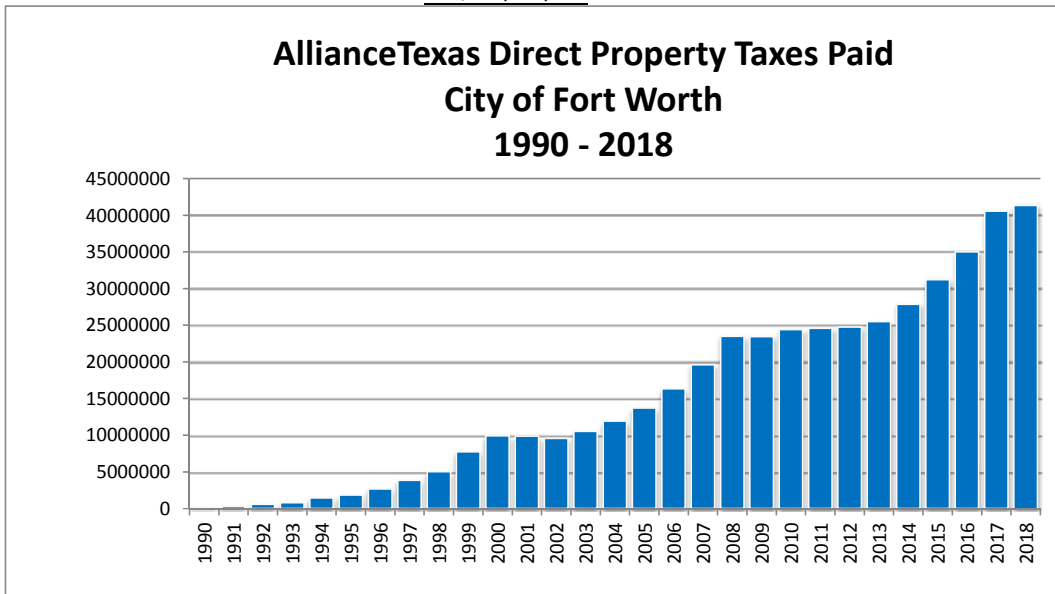
The AllianceTexas Economic Impact Study update adds data collected from include January 2018 to December 2018. Originally completed by Insight Research Corporation in 2000, the economic analysis examines the impact of the development known as AllianceTexas, including the Fort Worth Alliance Airport, the Alliance brand business and industrial parks, Circle T Ranch, Alliance Town Center, and Hillwood initiated recreational, retail and residential communities. Initially completed for the first 10 years of the project, the economic analysis is updated annually by Insight Research to measure the ongoing growth and impact. Today, AllianceTexas encompasses six municipalities, four independent school districts, and two counties. The development spans south to north from Fort Worth to Denton, and west to east from Haslet to Westlake.

**AllianceTexas Investment Update
City of Fort Worth
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$447,830,969

	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	10,538,894	10%
2004	11,924,272	13%
2005	13,701,953	15%
2006	16,346,148	19%
2007	19,602,799	20%
2008	23,474,391	20%
2009	23,427,299	0%
2010	24,407,977	4%
2011	24,583,551	1%
2012	24,740,155	1%
2013	25,474,103	3%
2014	27,838,633	9%
2015	31,191,217	12%
2016	35,023,233	12%
2017	40,544,957	16%
2018	41,355,856	2% *
Total	\$447,830,969	



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

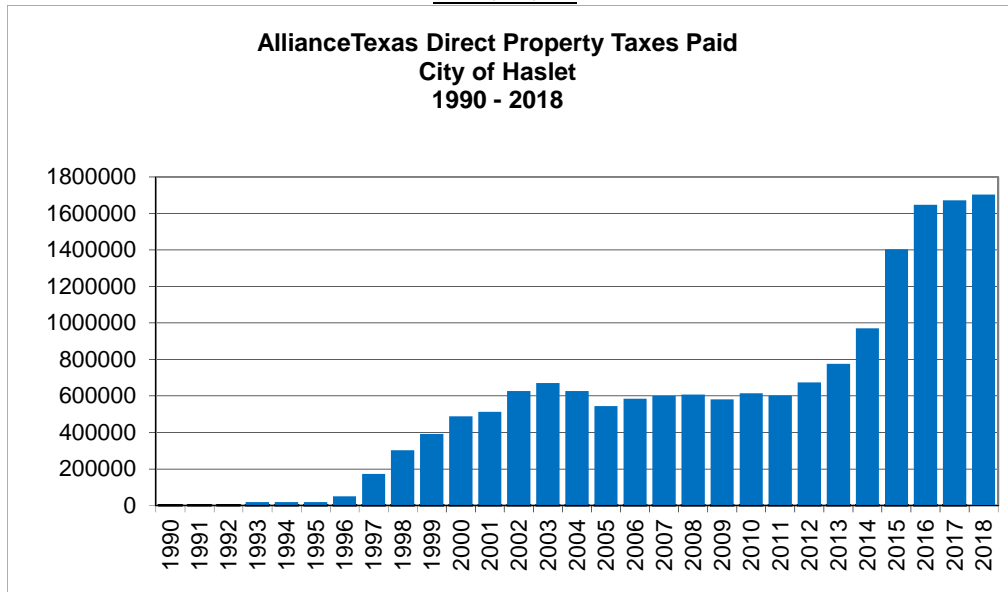
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

AllianceTexas Investment Update
City of Haslet
As of October, 2018

Direct Property Taxes Paid 1990-2018

\$16,834,707

	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	1,402,619	45%
2016	1,646,143	17%
2017	1,670,145	1%
2018	1,703,548	2% *
Total	<u>\$16,834,707</u>	



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

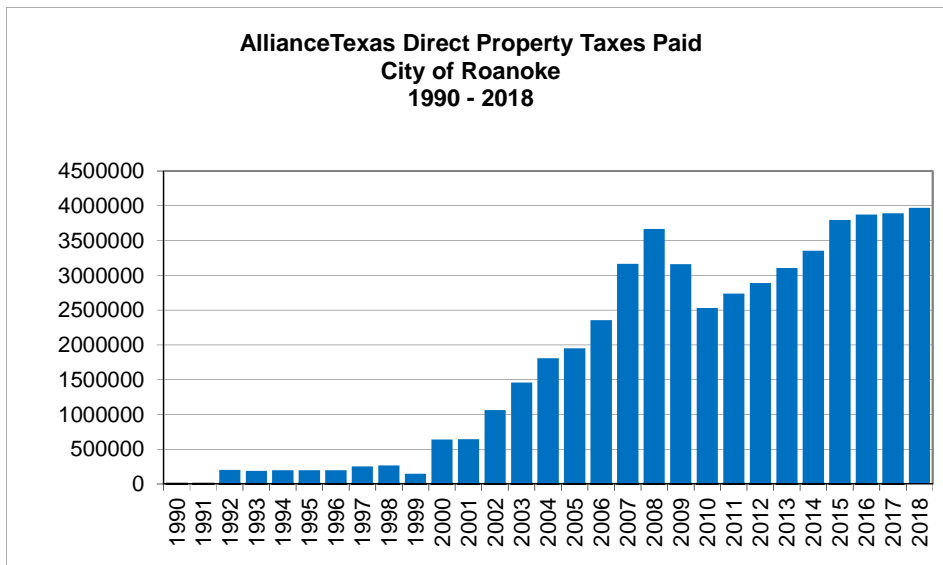
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
City of Roanoke
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$51,636,465

	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	3,795,710	13%
2016	3,874,953	2%
2017	3,893,634	0%
2018	3,971,507	2% *
Total	\$51,636,465	



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

* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

AllianceTexas Investment Update

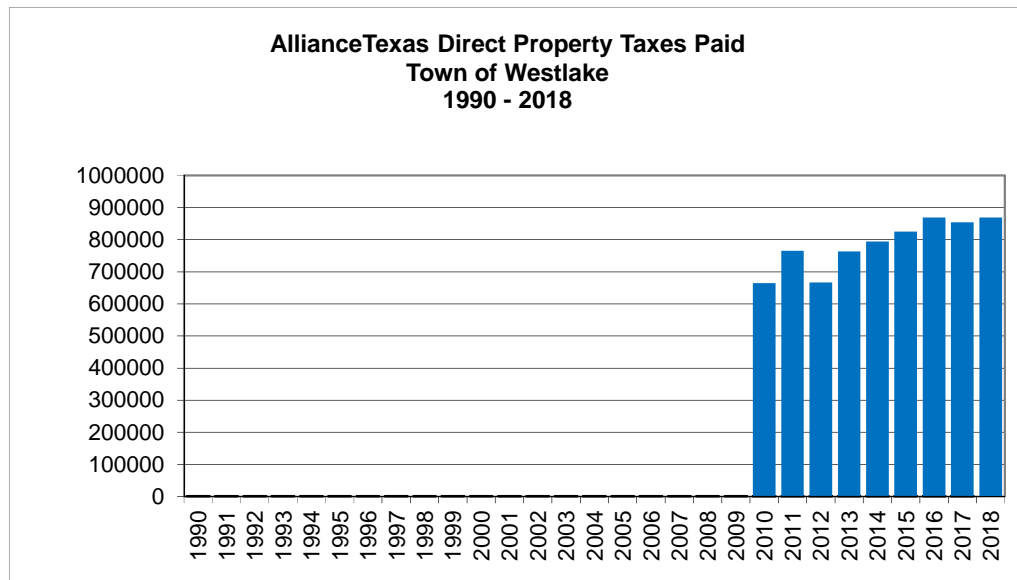
Town of Westlake

As of October, 2018

Direct Property Taxes Paid 1990-2018

\$7,054,746

	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	822,898	4%
2016	867,378	5%
2017	851,867	-2%
2018	868,904	2% *
Total	<u><u>\$7,054,746</u></u>	



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

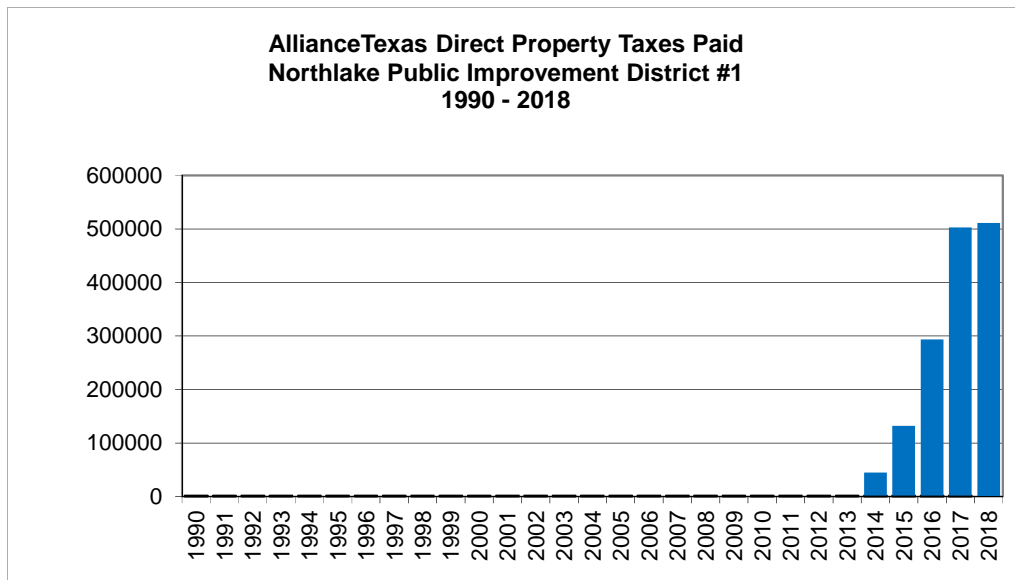
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

AllianceTexas Investment Update
Northlake Public Improvement District #1
 As of October, 2018

Direct Property Taxes Paid 1990-2018

\$1,476,517

	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	0	-
2011	0	-
2012	0	-
2013	0	-
2014	42,527	-
2015	130,014	206%
2016	291,827	124%
2017	501,064	72%
2018	511,085	2% *
Total	\$1,476,517	



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

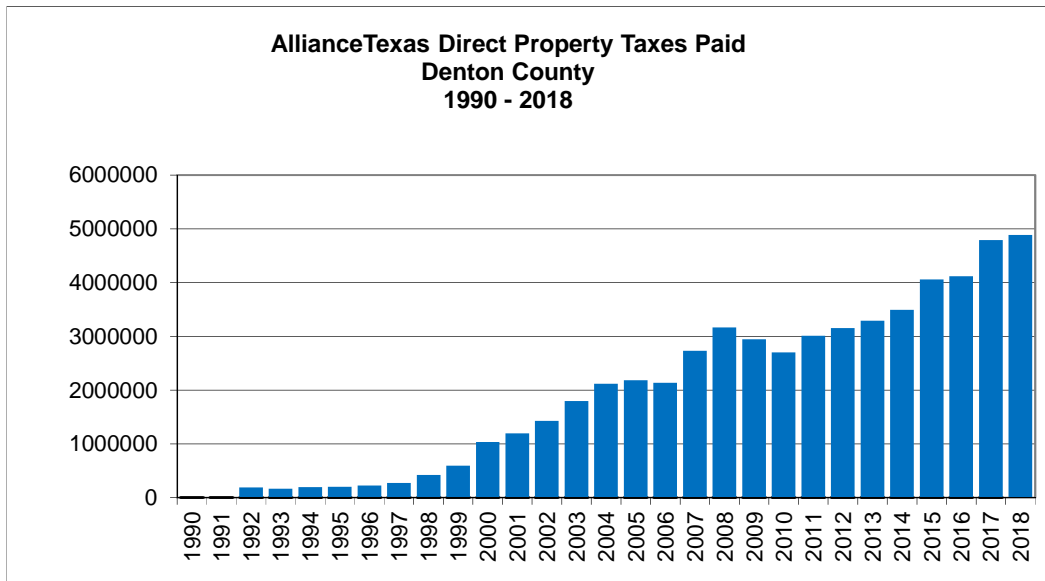
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
Denton County
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$56,546,183

	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	1,796,933	26%
2004	2,116,426	18%
2005	2,186,499	3%
2006	2,139,278	-2%
2007	2,734,288	28%
2008	3,167,872	16%
2009	2,945,976	-7%
2010	2,701,991	-8%
2011	3,011,551	11%
2012	3,156,139	5%
2013	3,290,151	4%
2014	3,493,182	6%
2015	4,061,398	16%
2016	4,118,360	1%
2017	4,792,148	16%
2018	4,887,991	2% *
Total	<u><u>\$56,546,183</u></u>	



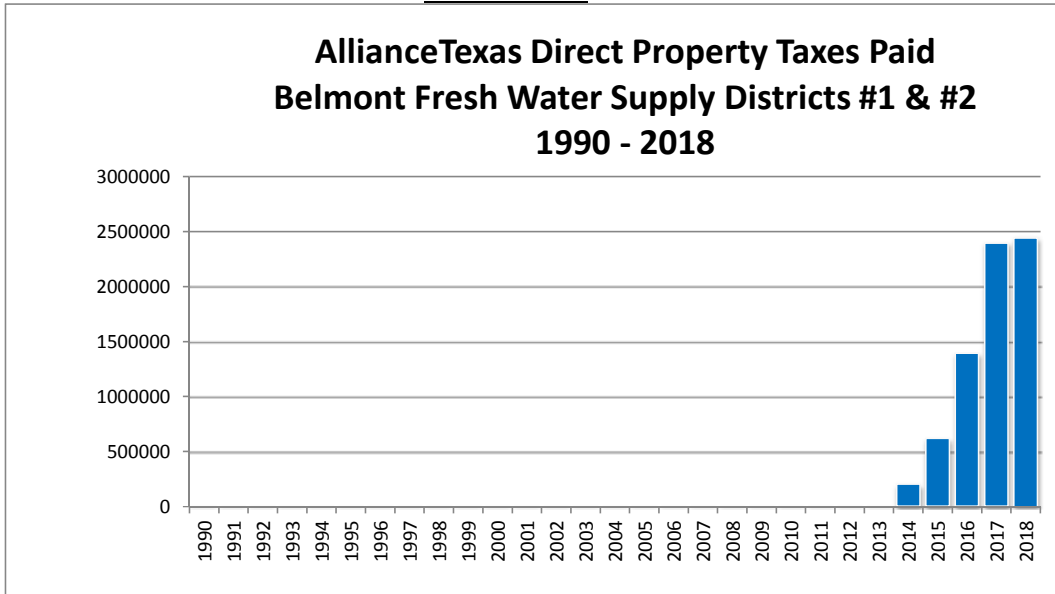
**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

AllianceTexas Investment Update
Belmont Fresh Water Supply Districts #1 & #2
 As of October, 2018

Direct Property Taxes Paid 1990-2018

\$7,044,923

	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	0	-
2011	0	-
2012	0	-
2013	0	-
2014	201,100	-
2015	617,034	207%
2016	1,393,577	126%
2017	2,392,679	72%
2018	<u>2,440,532</u>	2% *
Total	<u>\$7,044,923</u>	



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

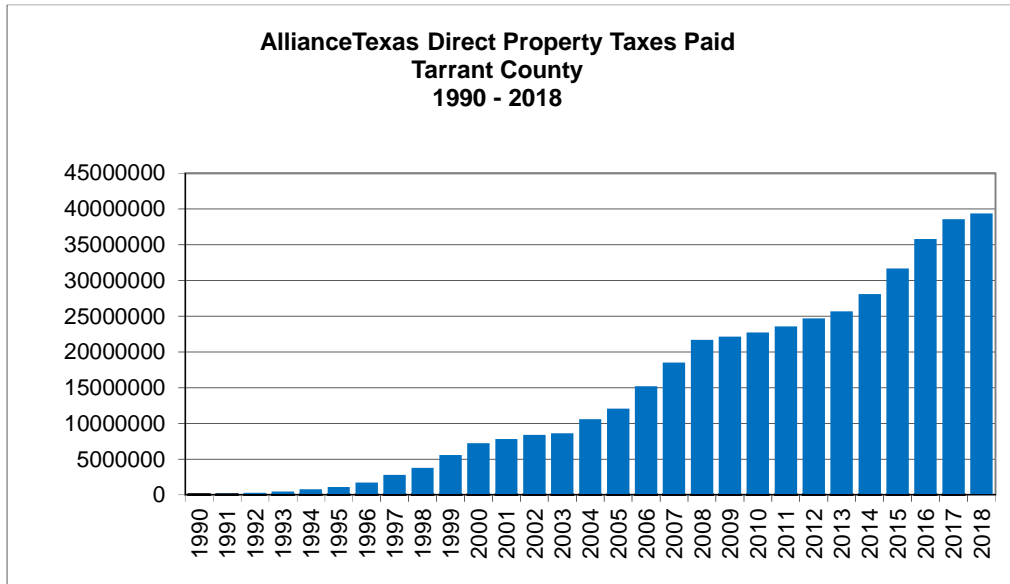
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

AllianceTexas Investment Update
Tarrant County
As of October, 2018

Direct Property Taxes Paid 1990-2018

\$419,315,281

	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	8,616,156	3%
2004	10,612,211	23%
2005	12,055,649	14%
2006	15,202,245	26%
2007	18,519,191	22%
2008	21,682,917	17%
2009	22,126,119	2%
2010	22,736,543	3%
2011	23,598,653	4%
2012	24,678,960	5%
2013	25,688,414	4%
2014	28,121,633	9%
2015	31,680,242	13%
2016	35,795,156	13%
2017	38,593,448	8%
2018	39,365,317	2%*
Total	\$419,315,281	



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

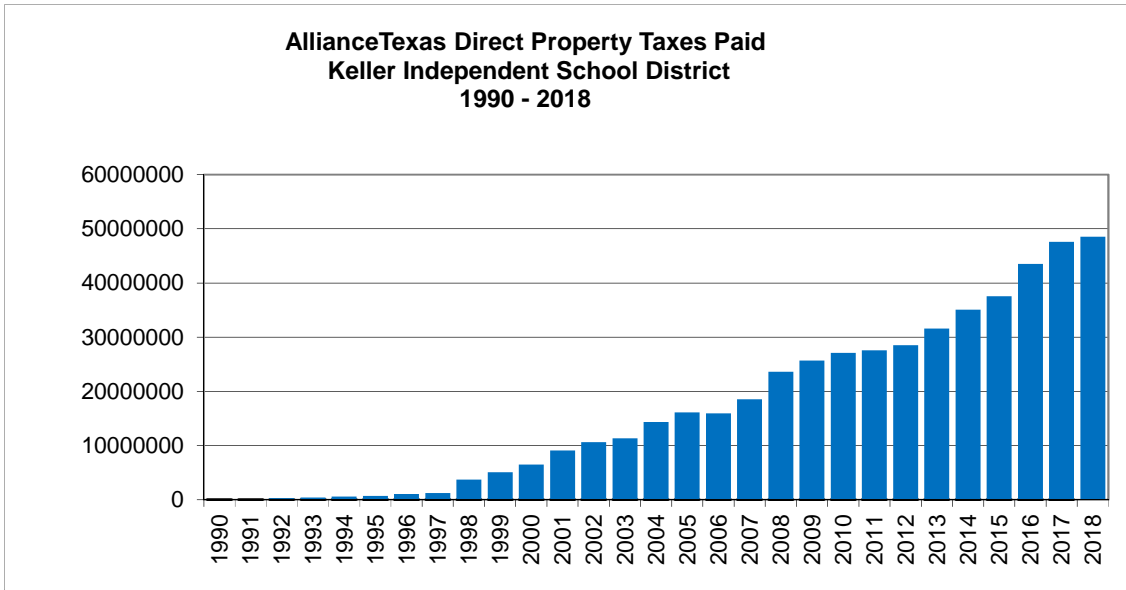
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
Keller Independent School District
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$492,600,205

	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	28,550,404	3%
2013	31,598,185	11%
2014	35,083,994	11%
2015	37,588,178	7%
2016	43,557,608	16%
2017	47,598,850	9%
2018	48,550,827	2%*
Total	<u>\$492,600,205</u>	



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

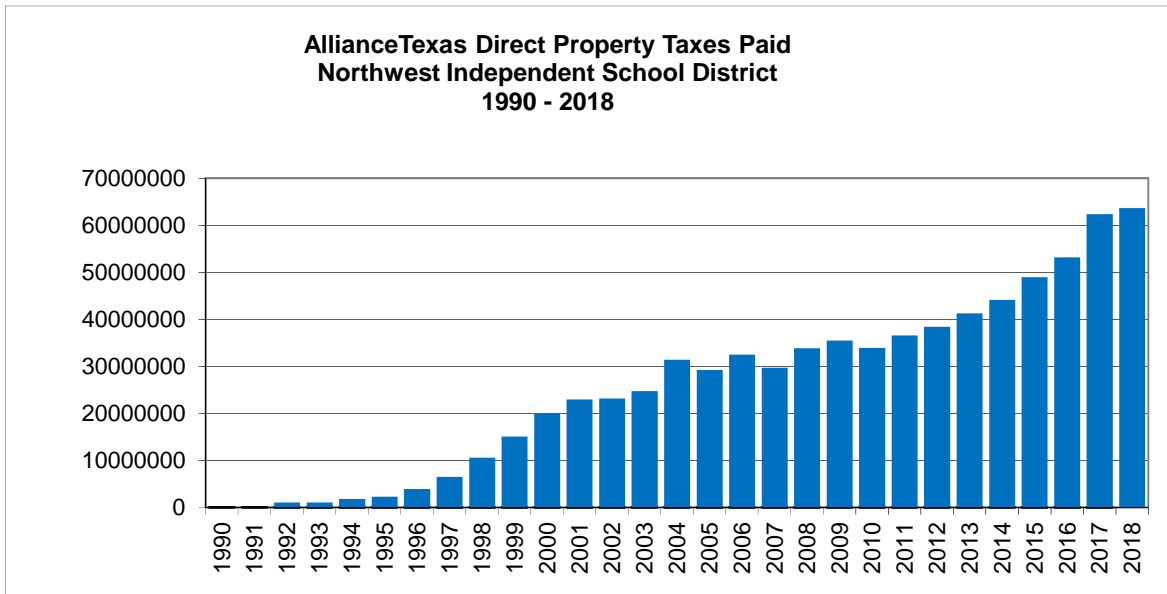
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
Northwest Independent School District
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$748,147,700

	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	24,767,115	7%
2004	31,447,739	27%
2005	29,216,447	-7%
2006	32,524,176	11%
2007	29,710,398	-9%
2008	33,841,433	14%
2009	35,531,410	5%
2010	33,961,874	-4%
2011	36,596,670	8%
2012	38,406,551	5%
2013	41,262,807	7%
2014	44,167,585	7%
2015	48,971,276	11%
2016	53,180,232	9%
2017	62,406,856	17%
2018	63,654,993	2% *
Total	\$748,147,700	



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

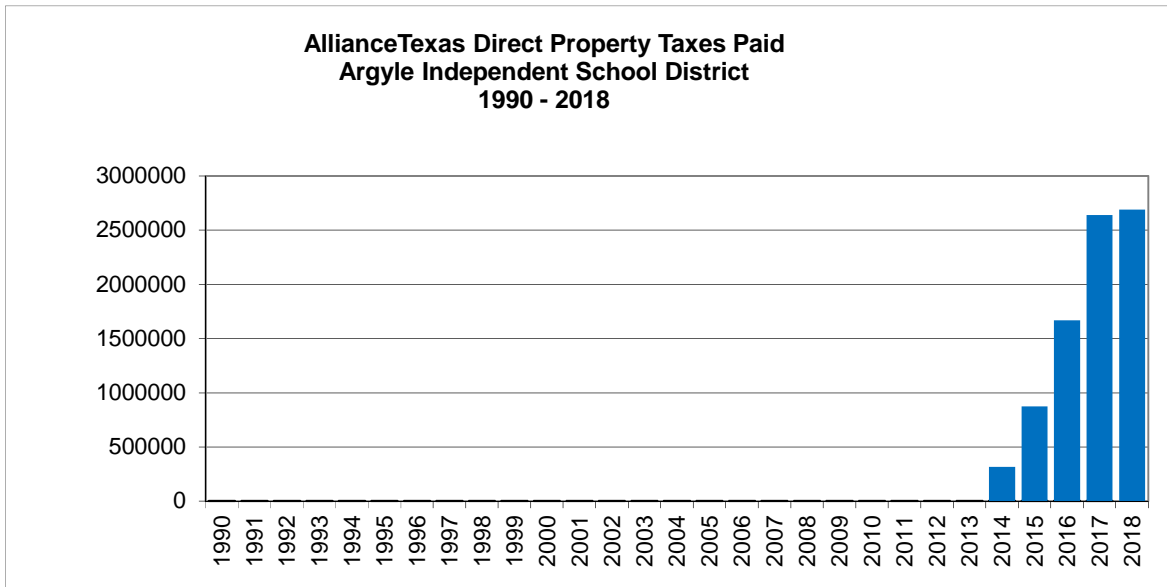
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
Argyle Independent School District
As of October, 2018**

Direct Property Taxes Paid 1990-2018

\$8,184,566

	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	0	-
2011	0	-
2012	0	-
2013	0	-
2014	315,738	-
2015	872,454	176%
2016	1,667,134	91%
2017	2,638,238	58%
2018	2,691,003	2% *
Total	\$8,184,566	



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

* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.