

Executive Summary

AllianceTexas Economic Impact and Investment Update 1990 - 2019

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, 2020

AllianceTexas Annual Update for Jan-Dec 2019

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 - 2019	\$83.74 Billion
Economic Impact 2019	\$7.31 Billion
Capital Investment - Forecasted to be in Place at Year End 2019	
Total Private and Public	\$10,502,480,013
Private	\$9,719,653,373
Private as a percent of the total	92.55%
Public	\$782,826,640
Public as a percent of the total	7.45%

		% of Total Private & Public Funding	% of Total Public Funding
Investment from Public Funds			
City of Fort Worth	\$ 100,652,427	0.96%	12.86%
City of Haslet	3,989,728	0.04%	0.51%
City of Roanoke	3,706,000	0.04%	0.47%
Town of Westlake	39,332,577	0.37%	5.02%
Denton County	2,025,000	0.02%	0.26%
Keller ISD	131,109,724	1.25%	16.75%
Federal Government	346,830,655	3.30%	44.30%
State of Texas	140,436,783	1.34%	17.94%
Northwest ISD	14,076,745	0.13%	1.80%
Other	667,000	0.01%	0.09%

Forecasted Property Taxes Paid 1990 - 2019*	\$2,527,435,312
City of Fort Worth	\$ 500,694,708
City of Haslet	18,519,772
City of Roanoke	55,936,877
Town of Westlake	8,256,190
Town of Northlake	5,579
Northlake PID #1	2,532,284
Denton County	62,293,091
Belmont FWSD #1 & #2	12,294,920
Northlake MMD #3	9,084
Tarrant County	464,963,039
Keller ISD	548,529,026
Northwest ISD	839,777,761
Argyle ISD	13,622,981

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

Forecasted Total Property Taxes Paid in 2019	\$242.8 million
Forecasted Total Sales Taxes Paid 1990-2019	\$443.7 million
Forecasted Total Sales Taxes Paid to Municipalities 1990-2019	\$107.6 million
Forecasted Square Footage Developed 1990 - December 31, 2019	50.0 million
Forecasted Homes Completed 1990 - December 31, 2019	11,871
Number of companies	525
Direct Jobs Created	62,082
Indirect Jobs Created	146,678

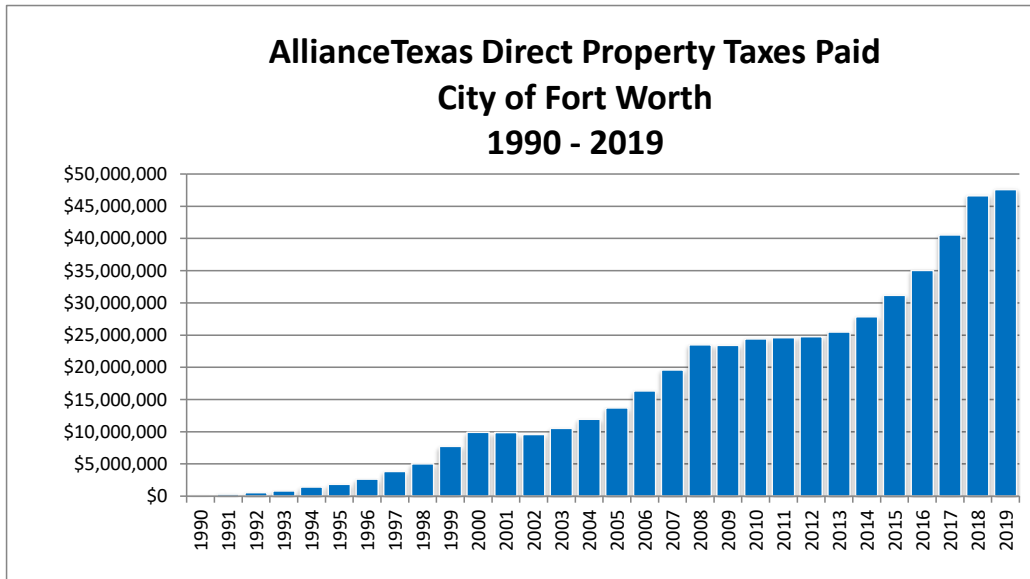
The AllianceTexas Economic Impact Study update adds data collected from include January 2019 to December 2019. Originally completed by Insight Research Corporation in 2000, the economic analysis examines the impact of the development known as AllianceTexas, including the Fort Worth Alliance Airport, 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, 2019**

Direct Property Taxes Paid 1990-2019

\$500,694,708

	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	46,643,364	15%
2019	47,576,231	2%*
Total	<u>\$500,694,708</u>	



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

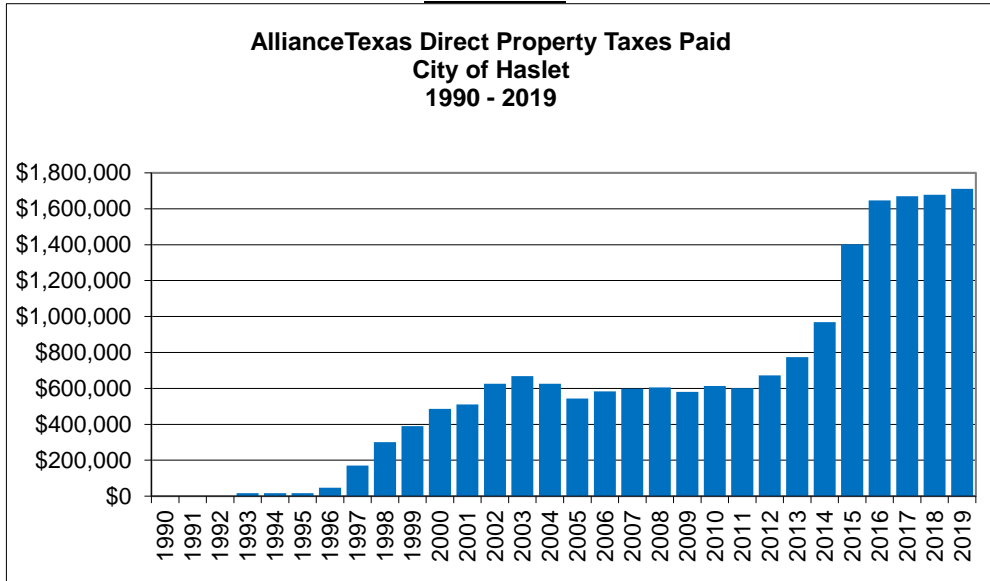
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

**AllianceTexas Investment Update
City of Haslet
As of October, 2019**

Direct Property Taxes Paid 1990-2019

\$18,519,772

	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	1,677,531	0%
2019	1,711,082	2% *
Total	\$18,519,772	



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

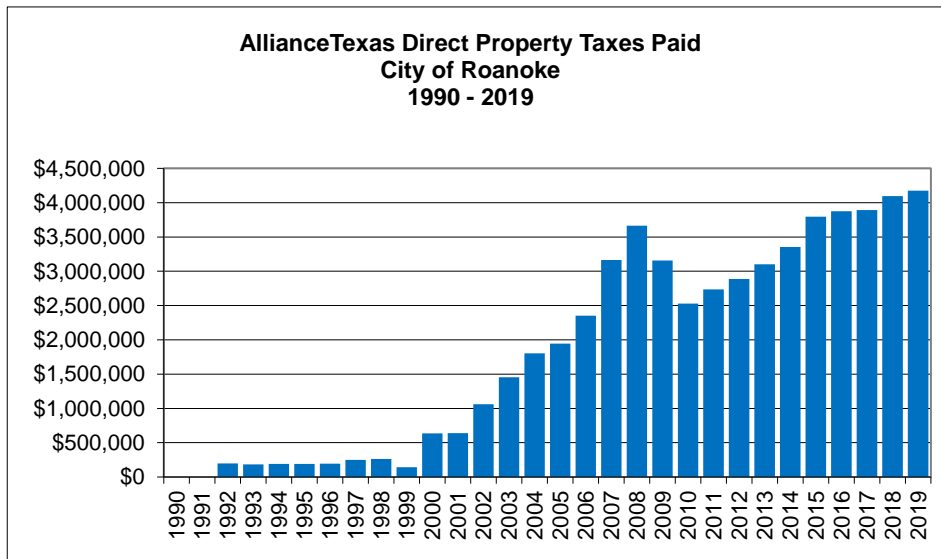
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

**AllianceTexas Investment Update
City of Roanoke
As of October, 2019**

Direct Property Taxes Paid 1990-2019

\$55,936,877

	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	4,095,009	5%
2019	4,176,909	2% *
Total	\$55,936,877	



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

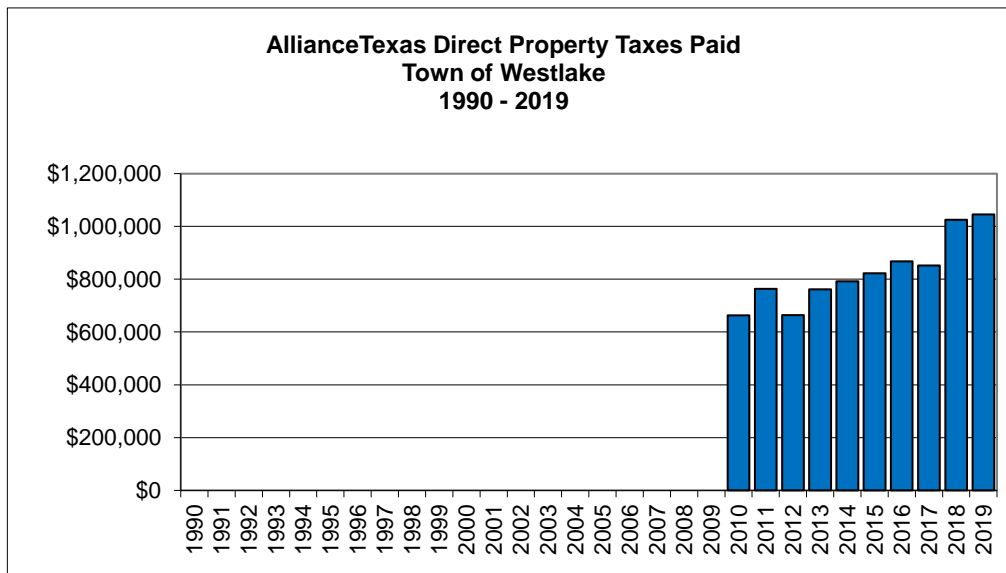
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

AllianceTexas Investment Update
Town of Westlake
As of October, 2019

Direct Property Taxes Paid 1990-2019

\$8,256,190

	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	1,024,925	20%*
2019	1,045,424	2%*
Total	\$8,256,190	



Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax

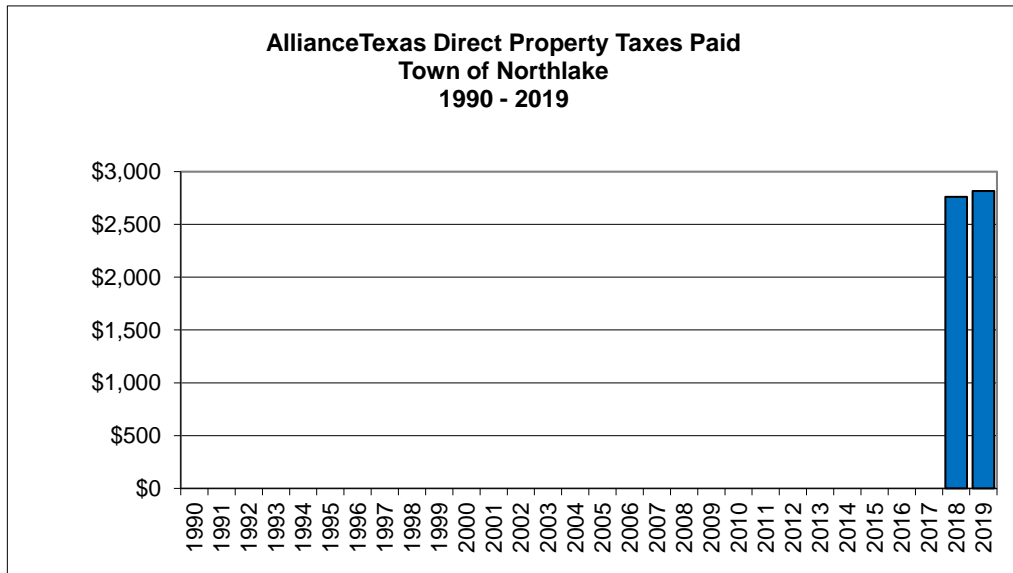
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

AllianceTexas Investment Update
Town of Northlake
As of October, 2019

Direct Property Taxes Paid 1990-2019

\$5,579

	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	0	-
2015	0	-
2016	0	-
2017	0	-
2018	2,762	-
2019	2,817	2% *
Total	<u><u>\$5,579</u></u>	



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

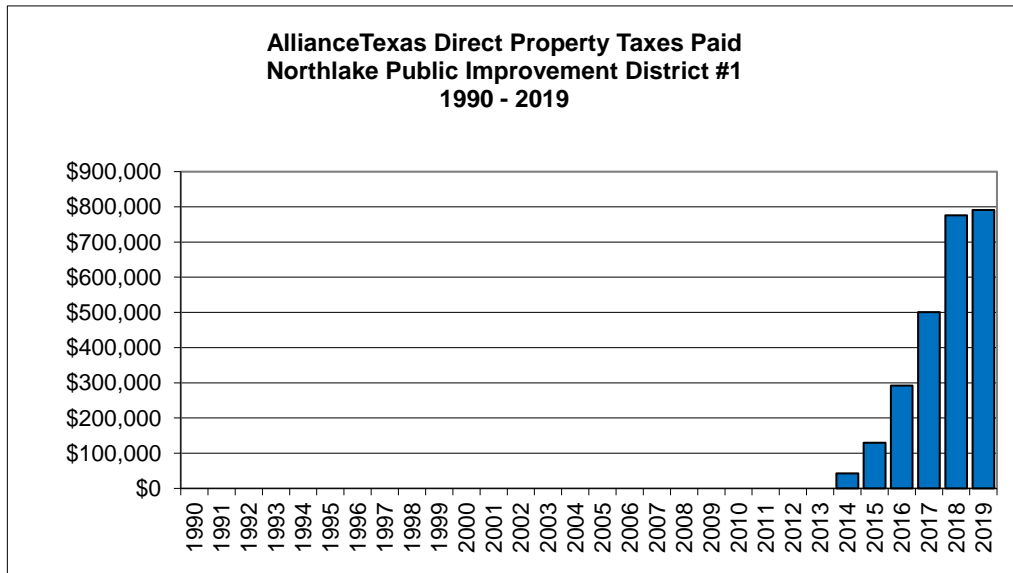
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

AllianceTexas Investment Update
Northlake Public Improvement District #1
 As of October, 2019

Direct Property Taxes Paid 1990-2019

\$2,532,284

	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	775,669	55%
2019	791,182	2% *
Total	\$2,532,284	



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

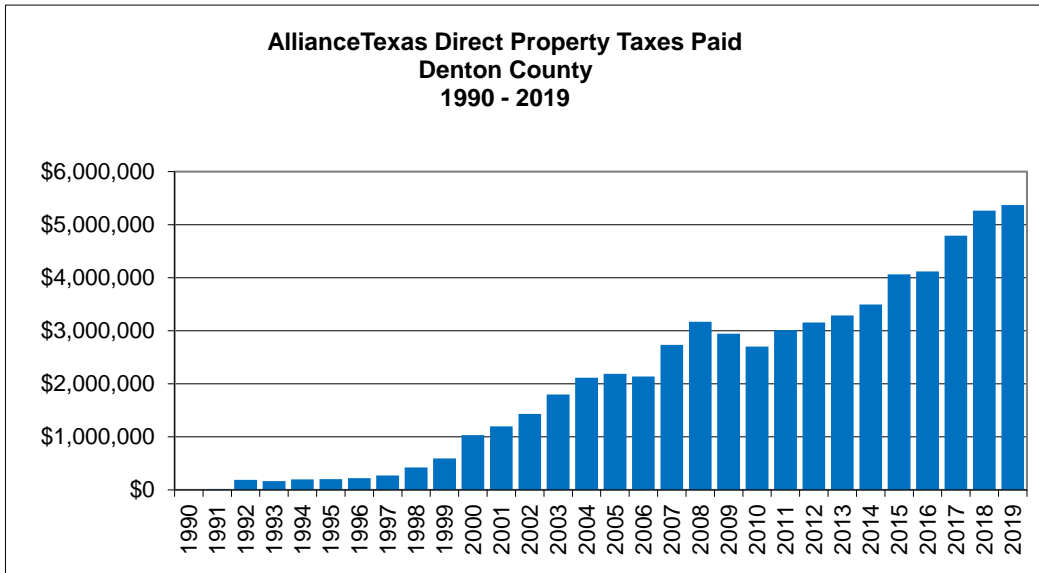
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

**AllianceTexas Investment Update
Denton County
As of October, 2019**

Direct Property Taxes Paid 1990-2019

\$62,293,091

	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	5,264,802	10%
2019	5,370,098	2% *
Total	\$62,293,091	



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

* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

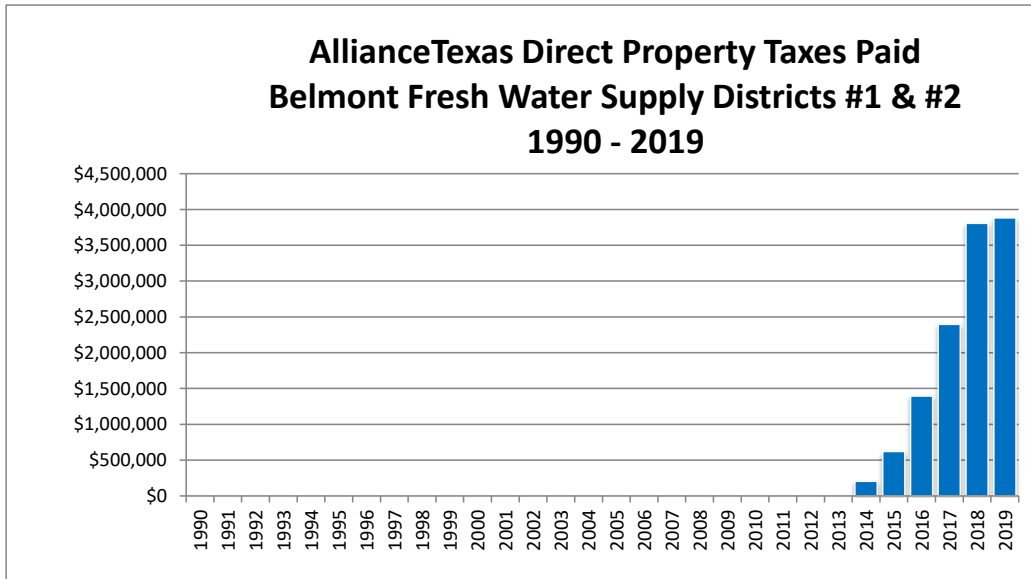
AllianceTexas Investment Update Belmont Fresh Water Supply Districts #1 & #2

As of October, 2019

Direct Property Taxes Paid 1990-2019

\$12,294,920

	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	3,807,193	59%
2019	3,883,337	2% *
Total	<u><u>\$12,294,920</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.

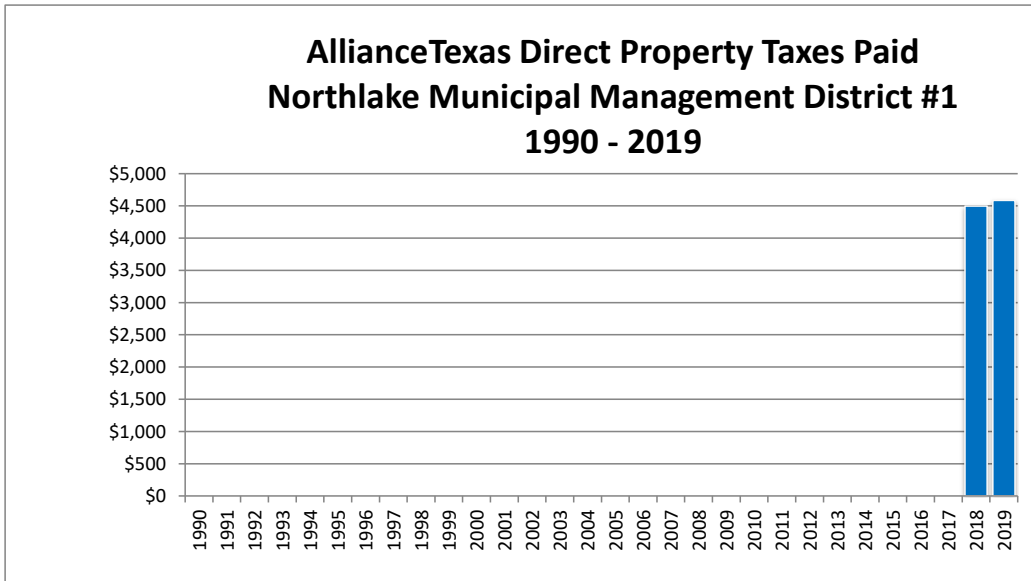
AllianceTexas Investment Update Northlake Municipal Management District #1

As of October, 2019

Direct Property Taxes Paid 1990-2019

\$9,084

	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	0	-
2015	0	0%
2016	0	-
2017	0	-
2018	4,497	100%
2019	4,587	2% *
Total	<u><u>\$9,084</u></u>	



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

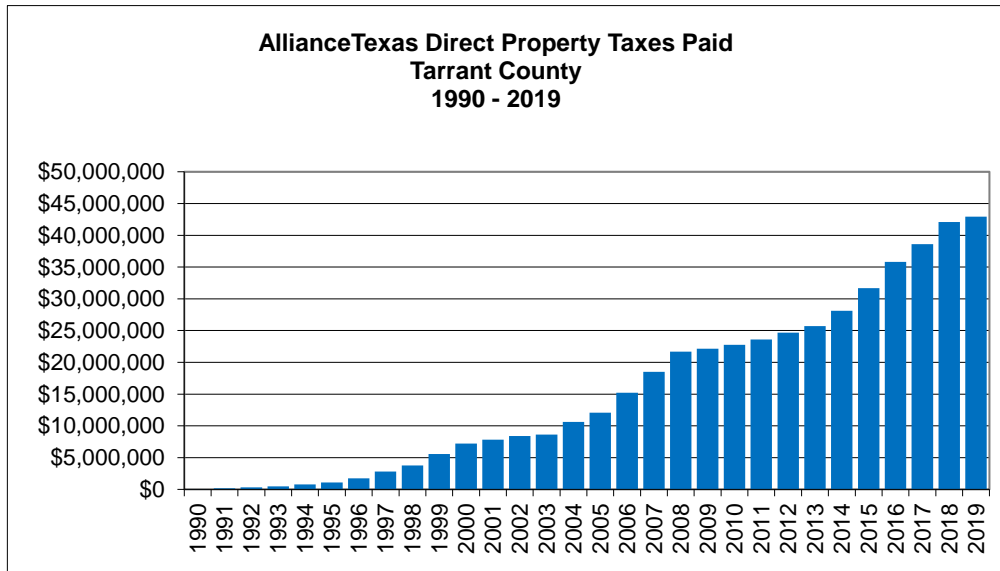
* 2018 Taxes forecasted as a 2% increase compared to 2017 actual taxes.

**AllianceTexas Investment Update
Tarrant County
As of October, 2019**

Direct Property Taxes Paid 1990-2019

\$464,963,039

	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	42,085,681	9%
2019	42,927,395	2% *
Total	\$464,963,039	



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

* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

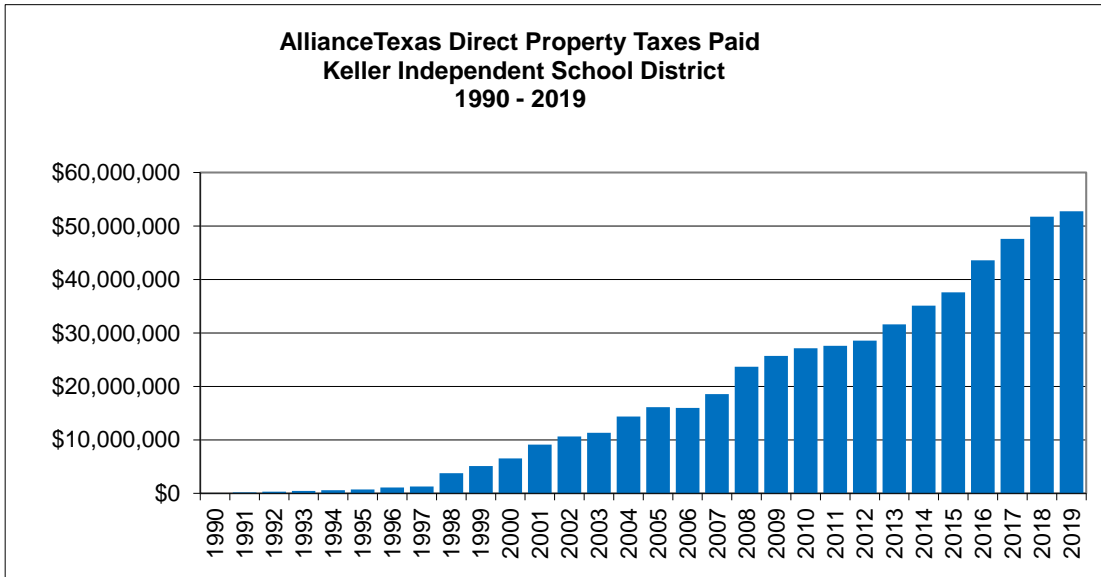
AllianceTexas Investment Update Keller Independent School District

As of October, 2019

Direct Property Taxes Paid 1990-2019

\$548,529,026

	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	51,722,598	9%
2019	52,757,050	2% *
Total	<u>\$548,529,026</u>	



**Annual Tax Without Rollback Taxes
Does Not Include Any Inventory Tax**
* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

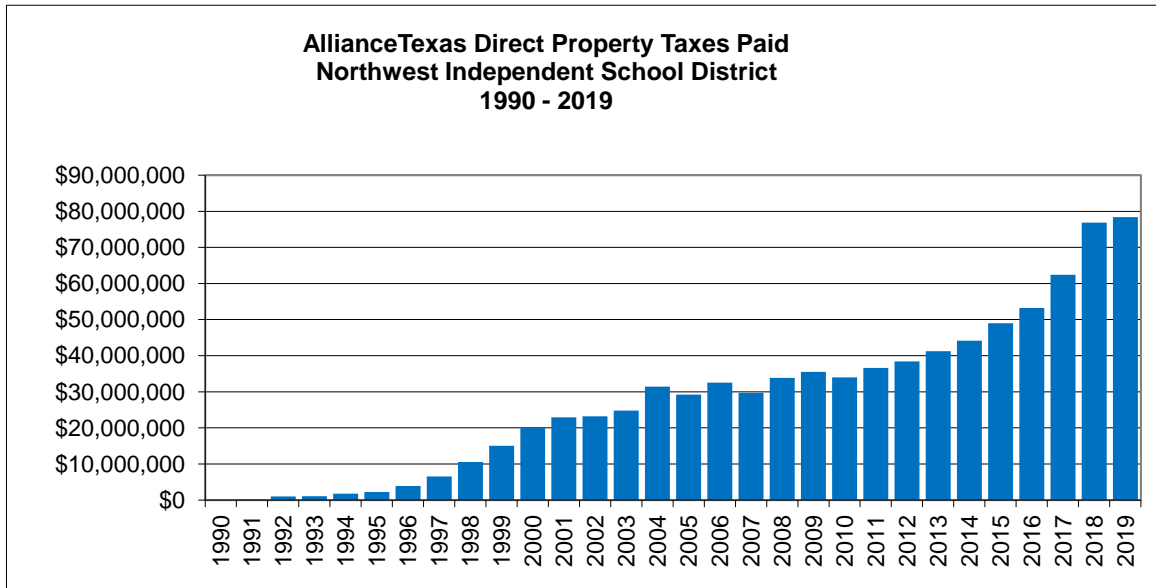
AllianceTexas Investment Update Northwest Independent School District

As of October, 2019

Direct Property Taxes Paid 1990-2019

\$839,777,761

	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	76,873,789	23%
2019	78,411,265	2% *
Total	<u><u>\$839,777,761</u></u>	



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

* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

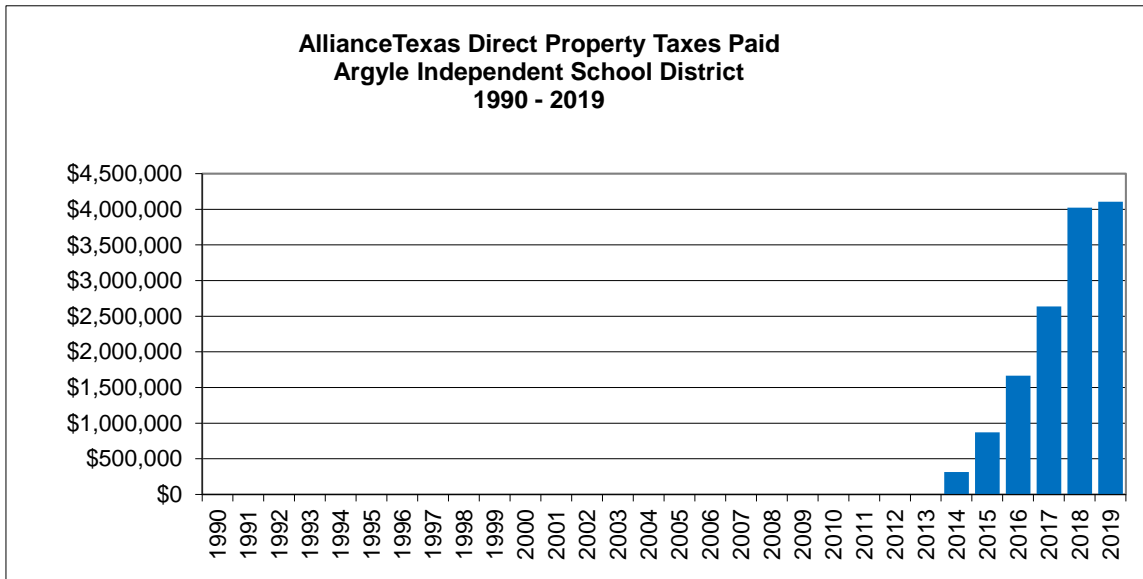
AllianceTexas Investment Update Argyle Independent School District

As of October, 2019

Direct Property Taxes Paid 1990-2019

\$13,622,981

	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	4,024,464	53%
2019	4,104,953	2% *
Total	<u>\$13,622,981</u>	



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

* 2019 Taxes forecasted as a 2% increase compared to 2018 actual taxes.

**ESTIMATE OF SALES TAXES GENERATED BY ALLIANCE TEXAS
FOR FORT WORTH, TEXAS**

Fort Worth Retail & Restaurant								
Year	Added Sq Ft	Cumulative Sq Ft	Sales PSF	Ft Worth Taxable Sales	Ft Worth Sales Taxes (General Fund 1%)	Ft Worth Sales Taxes (Crime Control District .5%)	Ft Worth Sales Taxes (MTA .5%)	State of Texas Sales Taxes @ 6.25%
1992	12,262	12,262	\$212.00	\$2,599,544	\$25,995	\$12,998	\$12,998	\$162,472
1993	11,535	23,797	\$213.55	\$5,081,932	\$50,819	\$25,410	\$25,410	\$317,621
1994		23,797	\$215.11	\$5,118,899	\$51,189	\$25,594	\$25,594	\$319,931
1995		23,797	\$216.66	\$5,155,867	\$51,559	\$25,779	\$25,779	\$322,242
1996	17,606	41,403	\$218.21	\$9,034,708	\$90,347	\$45,174	\$45,174	\$564,669
1997		41,403	\$219.77	\$9,099,026	\$90,990	\$45,495	\$45,495	\$568,689
1998	23,084	64,487	\$221.32	\$14,272,312	\$142,723	\$71,362	\$71,362	\$892,020
1999		64,487	\$222.87	\$14,372,491	\$143,725	\$71,862	\$71,862	\$898,281
2000	61,055	125,542	\$224.43	\$28,175,101	\$281,751	\$140,876	\$140,876	\$1,760,944
2001	17,000	142,542	\$225.98	\$32,211,806	\$322,118	\$161,059	\$161,059	\$2,013,238
2002		142,542	\$227.53	\$32,433,239	\$324,332	\$162,166	\$162,166	\$2,027,077
2003		142,542	\$229.09	\$32,654,673	\$326,547	\$163,273	\$163,273	\$2,040,917
2004		142,542	\$230.64	\$32,876,106	\$328,761	\$164,381	\$164,381	\$2,054,757
2005	280,511	423,053	\$232.20	\$98,230,791	\$982,308	\$491,154	\$491,154	\$6,139,424
2006	120,997	544,050	\$233.75	\$127,170,851	\$1,271,709	\$635,854	\$635,854	\$7,948,178
2007	313,175	857,225	\$235.30	\$201,706,691	\$2,017,067	\$1,008,533	\$1,008,533	\$12,606,668
2008	363,450	1,220,675	\$236.86	\$289,123,447	\$2,891,234	\$1,445,617	\$1,445,617	\$18,070,215
2009	100,263	1,320,938	\$238.41	\$314,923,304	\$3,149,233	\$1,574,617	\$1,574,617	\$19,682,707
2010	131,933	1,452,871	\$239.96	\$348,634,278	\$3,486,343	\$1,743,171	\$1,743,171	\$21,789,642
2011	31,311	1,484,182	\$241.52	\$358,453,357	\$3,584,534	\$1,792,267	\$1,792,267	\$22,403,335
2012	76,124	1,560,306	\$243.07	\$379,262,379	\$3,792,624	\$1,896,312	\$1,896,312	\$23,703,899
2013	30,568	1,590,874	\$244.62	\$389,163,881	\$3,891,639	\$1,945,819	\$1,945,819	\$24,322,743
2014	19,801	1,610,675	\$246.18	\$396,509,777	\$3,965,098	\$1,982,549	\$1,982,549	\$24,781,861
2015	60,104	1,670,779	\$247.73	\$413,901,439	\$4,139,014	\$2,069,507	\$2,069,507	\$25,868,840
2016	13,598	1,684,377	\$249.28	\$419,886,681	\$4,198,867	\$2,099,433	\$2,099,433	\$26,242,918
2017		1,684,377	\$250.84	\$422,503,296	\$4,225,033	\$2,112,516	\$2,112,516	\$26,406,456
2018	219,338	1,903,715	\$252.39	\$480,478,629	\$4,804,786	\$2,402,393	\$2,402,393	\$30,029,914
2019		1,903,715	\$254.91	\$485,283,415	\$4,852,834	\$2,426,417	\$2,426,417	\$30,330,213
Totals	1,903,715			\$5,348,317,920	\$53,483,179	\$26,741,590	\$26,741,590	\$334,269,870

**ESTIMATE OF SALES TAXES GENERATED BY ALLIANCE TEXAS
FOR WESTLAKE, TEXAS**

Westlake Retail & Restaurant						
Year	Added Sq Feet	Cumulative Sq Ft	Sales PSF	Westlake Taxable Sales	Westlake Sales Taxes	State of Texas Sales Taxes @ 6.25%
1992		-	\$212.00	\$0	\$0	\$0
1993		-	\$213.55	\$0	\$0	\$0
1994		-	\$215.11	\$0	\$0	\$0
1995		-	\$216.66	\$0	\$0	\$0
1996		-	\$218.21	\$0	\$0	\$0
1997		-	\$219.77	\$0	\$0	\$0
1998		-	\$221.32	\$0	\$0	\$0
1999		-	\$222.87	\$0	\$0	\$0
2000		-	\$224.43	\$0	\$0	\$0
2001		-	\$225.98	\$0	\$0	\$0
2002		-	\$227.53	\$0	\$0	\$0
2003		-	\$229.09	\$0	\$0	\$0
2004		-	\$230.64	\$0	\$0	\$0
2005		-	\$232.20	\$0	\$0	\$0
2006		-	\$233.75	\$0	\$0	\$0
2007		-	\$235.30	\$0	\$0	\$0
2008		-	\$236.86	\$0	\$0	\$0
2009		-	\$238.41	\$0	\$0	\$0
2010		-	\$239.96	\$0	\$0	\$0
2011	13,288	13,288	\$241.52	\$3,209,262	\$64,185	\$200,579
2012		13,288	\$243.07	\$3,229,904	\$64,598	\$201,869
2013		13,288	\$244.62	\$3,250,546	\$65,011	\$203,159
2014		13,288	\$246.18	\$3,271,189	\$65,424	\$204,449
2015		13,288	\$247.73	\$3,291,831	\$65,837	\$205,739
2016		13,288	\$249.28	\$3,312,474	\$66,249	\$207,030
2017		13,288	\$250.84	\$3,333,116	\$66,662	\$208,320
2018		13,288	\$252.39	\$3,353,758	\$67,075	\$209,610
		13,288	\$254.91	\$3,387,296	\$67,746	\$211,706
Totals	13,288			\$29,639,375	\$592,788	\$1,852,461