

**CITY OF FORT WORTH
ECONOMIC DEVELOPMENT GRANT PROGRAM AGREEMENTS FACT SHEET**

Active City Council Approved Projects (Completed, In Compliance Phase) (As of August 2013)

Company	Term (Yrs)	Expiration Date (Last grant)	Actual Real & Business Personal Property Investment	Actual Construction Investment (FW Businesses)	Actual Construction Investment (M/WBE)	Actual Jobs Created or Retained	Actual \$ Spent FW Vendors	Actual \$ Spend M/WBE Vendors	% Incentive Earned for compliance in calendar year 2012	Taxes Granted	Taxes to City
TLC Greenfield, LP	9	2015	\$ 51,253,937	\$ 17,842,136	\$ 10,784,884	0	\$ -	\$ -	100%	\$ 764,702	\$ -
Railhead Industrial Park Investors, LP, Railhead Business Park	10	2015	\$ 4,897,751	\$ 2,247,862	\$ 1,532,875	290	\$ 9,905,687	\$ 9,905,687	90% OF 90%	\$ 459,731	\$ -
RadioShack Corporation	11	2017	\$ 222,959,935	\$ 123,971,246	\$ 57,554,482	1080	\$ 2,684,310	\$ 101,543	100%	\$ 162,761	\$ 9,163
TTI, Inc	5	2017	\$ 584,705	\$ -	\$ -	520	\$ -	\$ -	100% for road	\$ 116,941	\$ 213,366
Robert G. Muckleroy/ Parole Office	10	2022	\$ 900,591	\$ -	\$ -	0	\$ -	\$ -	100%	\$ 10,390	\$ -
TD Ameritrade Inc	10	2022	\$ 7,274,377	\$ -	\$ -	1092	Not Applicable at this time	Not Applicable at this time	50%	\$ 12,195	\$ 12,195
Columbia North Hills Hospital Subsidiary, LP (PHI)	10	2022	\$ 8,034,743	\$ 5,196,376	\$ 8,441	55	\$ 682,762	\$ 66,314	70% OF 80%	\$ 6,981	\$ 2,992
BCM/CHI Worthington, Inc.	20	2024	\$ 9,272,974	\$ 2,476,550	\$ 3,149,888	219	\$ -	\$ -	100%	\$ 93,845	\$ 45,032
Trinity Bluff Acquisition Corporation (Phase I)	14	2024	\$ 25,141,916	\$ -	\$ 5,039,746	7	\$ -	\$ 609,288	100%	\$ 193,650	\$ 94,805
Pier 1 - FTW, Inc.	20	2025	\$ 82,608,275	\$ 33,439,096	\$ 40,070,524	not provided	\$ 1,656,573	\$ 7,686,875	80% OF 90%	\$ 448,334	\$ 174,352
Cabela's Retail, Inc.	20	2025	\$ 51,381,202	\$ 13,253,575	\$ 1,472,822	369	\$ 29,156	\$ -	100% OF 67%	\$ 417,012	\$ 462,061
Museum Place Holdings, LLC (PHI)	15	2025	\$ 50,693,371	\$ 41,657,660	\$ 36,269,150	4	\$ 57,056	\$ 57,056	55%	\$ 185,362	\$ 179,616
Cypress Equities, West 7th Development (PHI & II)	15	2026	\$ 178,436,068	\$ 30,594,469	\$ 15,350,133	15	\$ 126,365	\$ 63,337	64.5%	\$ 948,512	\$ 667,344
Target Corporation	21	2027	\$ 10,381,691	\$ 3,006,985	\$ 1,685,120	150	\$ -	\$ 66,491	100%	\$ 588,012	\$ 189,349
Omni Fort Worth Partnership, LP	18	2027	\$ 201,456,127	\$ 51,011,881	\$ 31,429,699	509	\$ 1,062,819	\$ 106,229	100%	\$ 2,705,182	\$ 67,118
Town Center Mall, LP	20	2027	\$ 17,252,171	\$ 6,491,497	\$ 5,429,490	1010	\$ 147,248	\$ 147,248	80% SALES & 50% RP & BPP	\$ 213,179	\$ 436,099
Kimco Montgomery Plaza, LP	22	2029	\$ 44,541,738	\$ 18,554,619	\$ 11,667,824	316	\$ -	\$ 65,782	100%	\$ 904,513	\$ 239,450
Presidio Hotel Fort Worth, LP	20	2029	\$ 29,291,265	\$ 7,411,023	\$ 3,450,415	185	\$ 107,973	\$ 39,111	87%	\$ 510,556	\$ 76,290
LPC Trinity Parks LP (Phase II)	20	2031	\$ 11,426,353	\$ 2,589,956	\$ 1,992,929	7	\$ -	\$ 185,222	50%	\$ 37,802	\$ 37,802
LPC Trinity Parks LP (Phase III)	20	2031	\$ 33,590,416	\$ 7,469,938	\$ 6,125,331	Audited with Phase II (Only one set of commitments for both phases)			100%	\$ 286,350	\$ -
Oliver's Fine Foods	20	2032	\$ 1,509,805	\$ -	\$ 716,712	24	\$ 257,369	\$ -	100%	\$ 9,652	\$ 4,826
Acme Brick Company	32	2038	\$ 22,726,733	\$ 6,537,044	\$ 4,020,262	118	\$ -	\$ -	100% OF 100%	\$ 622,374	\$ 311,187
TOTAL			\$ 1,065,616,144	\$ 373,751,913	\$ 237,750,727	5,970	\$16,717,318	\$19,100,183		\$ 9,698,036	\$ 3,223,047

New City Council Approved Projects (Commitments, Not Yet Completed)(As of August 2013)

Company	Term (Yrs)	Expiration Date	Real & Business Personal Property Investment	Construction Investment (FW Businesses)	Construction Investment (M/WBE)	Jobs Created or Retained	\$ Spent FW Vendors	\$ Spent with M/WBE Vendors	Max. Incentive	Est. Annual Taxes Abated	Est. Annual Taxes to City
Bell Helicopter Textron Inc	19	2033	\$ 235,000,000	\$ 21,000,000	\$ 17,500,000	4500	\$ 1,000,000	\$ 500,000	80% RP & BPP	\$ 1,607,400	\$ 401,850
BrandFX Body Company	5	2018	\$ 1,300,000	\$ -	\$ -	65	\$ -	\$ 150,000	90% BPP	\$ 10,004	\$ 1,112
Ferris Mfg. Corp.	5	2018	\$ 3,500,000	\$ -	\$ -	60	\$ 1,200,000	\$ 500,000	40% BPP	\$ 11,970	\$ 17,955
GE Transportation	10	2024	\$ 155,000,000	\$ 25,000,000	\$ 25,000,000	330	\$ 400,000	\$ 130,000	55% RP & BPP	\$ 728,888	\$ 596,363
KXAS/Station Venture Operations LP	24	2039	\$ 16,000,000	\$ 2,000,000	\$ 2,000,000	278	\$ -	\$ -	85% RP & BPP	\$ 116,280	\$ 20,520
Our Nation's Best Sports	10	2025	\$ 3,550,000	\$ 975,000	\$ 812,500	35	\$ 51,000	\$ 42,500	50% RP & BPP	\$ 15,476	\$ 15,176
Patterson Equity Partners, LLC	20	2036	\$ 10,000,000	\$ 3,000,000	\$ 2,500,000	25	\$ 100,000	\$ 50,000	100% mineral leases	\$ -	\$ 50,659
Renaissance Square, LLC	20	2034	\$ 46,000,000	\$ 11,500,000	\$ 11,500,000	50	\$ 100,000	\$ 50,000	100% BPP & Sales	\$ 625,071	\$ -
Sundance Plaza, LLC	15	2030	\$ 65,000,000	\$ 19,500,000	\$ 16,250,000	5	\$ 200,000	\$ 100,000	85% Sales	\$ 166,667	\$ 555,750
Trademark Property Company	10	2026	\$ 50,000,000	\$ 7,200,000	\$ 6,000,000	10	\$ 50,000	\$ 35,000	50% RP, BPP, Sales	\$ 213,750	\$ 213,750
Wal-Mart Stores Inc.	10	2024	\$ 30,000,000	\$ -	\$ -	400	\$ 210,000	\$ 96,000	75% RP & BPP	\$ 192,375	\$ 64,125
Wal-Mart Stores Texas , LLC	3	2017	\$ 10,000,000	\$ -	\$ 2,500,000	50	\$ -	\$ -	50% RP & Sales	\$ 294,460	\$ 294,460
TOTAL			\$ 625,350,000	\$ 90,175,000	\$ 84,062,500	5,808	\$ 3,311,000	\$ 1,653,500		\$ 3,982,341	\$ 2,231,720

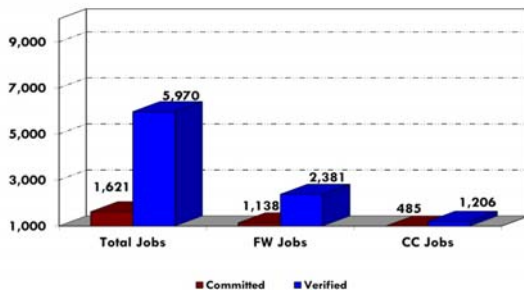
CITY OF FORT WORTH 2012 ECONOMIC DEVELOPMENT AGREEMENTS (EDPA) PERFORMANCE

Pursuant to Chapter 380, the City has established economic development programs and pursuant to the terms of those agreements, the City will fund from lawfully available revenues, which may include moneys in the City's General Fund, periodic economic development grant payments to the companies. The actual grant amounts will be calculated on the basis of percentages of ad valorem and/or sales taxes received by the City and attributable to certain real property developed by those companies during the terms of the respective agreements. The grant amount pursuant to the agreements with Presidio Hotel Fort Worth, LP, Renaissance Worthington, and Omni Fort Worth Partnership, LP also includes a component related to the hotel occupancy taxes paid to the City. Under the terms of the agreements, the companies are obligated to pay all ad valorem taxes to the City; the City will be obligated to fund and pay the grant payments based on actual performance.

- ◆ Total EDPAs Approved: **34**
- ◆ Total Active EDPAs: **22**
- ◆ Total Estimated Investment (active projects): **\$1.1 Billion**
- ◆ Total Estimated Jobs Created/Retained (active projects): **6,000**
- ◆ Companies Received in Tax Incentives on New Investment: **\$9.7 Million**
- ◆ Revenue to the City of Fort Worth: **\$3.2 Million**

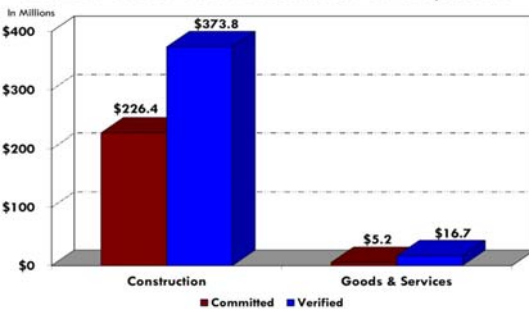
The charts below illustrate the total number or amount the companies committed to spend or have, compared to the actual city verified number or amount.

2012 Employment Summary



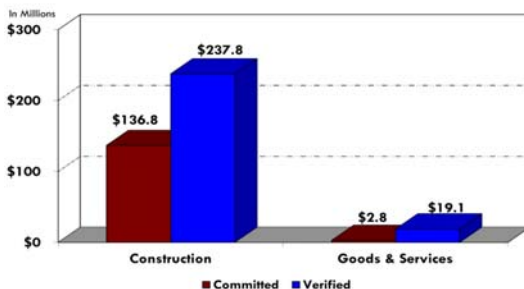
- ◆ Total full-time jobs exceeded by: **4,349**
- ◆ Fort Worth jobs exceeded by: **1,243**
- ◆ Central City jobs exceeded by: **721**

2012 Fort Worth Business Participation



- ◆ Total Fort Worth construction spending exceeded by: **\$147.4 million** (165 percent)
- ◆ Actual Fort Worth supplies and service spending exceeded by: **\$11.5 million** (325 percent)

2012 M/WBE Business Participation



- ◆ Total M/WBE construction spending exceeded by: **\$101.0 million** (143 percent)
- ◆ Actual M/WBE supplies and service spending exceeded by: **\$16.3 million** (680 percent)

CITY OF FORT WORTH

TAX ABATEMENT AGREEMENTS FACT SHEET

Active City Council Approved Projects (Completed, In Compliance Phase)(As of August 2013)

Company	Term (Yrs)	Expiration Date (Last abatement)	Actual Real & Business Personal Property Investment	Actual Construction Investment (FW Businesses)	Actual Construction Investment (M/WBE)	Actual Jobs Created or Retained	Actual \$ Spent FW Vendors	Actual \$ Spent M/WBE Vendors	% Incentive Earned for compliance in calendar year 2012	Taxes Abated	Taxes to City
ConAgra Foods, Inc.	10	2013	\$ 12,000,000	\$ 5,664,132	\$ 1,489,532	59	\$ 816,660	\$ 43,822	0%	\$ -	\$ 172,476
Bell Helicopter Textron, Inc.	1	2013	\$ 23,104,584	\$ 1,896,767	\$ 1,138,148	4046	\$ 1,047,098	\$ 118,287	75.6%	\$ 206,842	\$ 66,758
Coca-Cola Enterprises	10	2014	\$ 8,964,960	\$ 4,498,478	\$ 1,209,118	781	\$ 306,806	\$ -	65%	\$ 36,689	\$ 19,755
The Fort Worth Depot, LLC	10	2015	\$ 13,861,200	\$ 4,382,211	\$ 13,326,200	7	\$ 193,685	\$ 60,000	100%	\$ 117,819	\$ -
Bank One, N.A., Chase Operations Center	10	2015	\$ 35,090,952	\$ 18,128,551	\$ 18,128,551	1385	\$ 29,554	\$ 29,554	0%	\$ -	\$ 395,603
Cott Beverages, Inc.	10	2015	\$ 66,137,766	\$ 7,522,979	\$ 3,730,871		\$ -		0%	\$ -	\$ 235,459
GM WestBerry LLC	10	2016	\$ 50,595,879	\$ 10,472,799	\$ 6,784,216	7	\$ 501,305	\$ 189,865	100% minus \$61,079	\$ 347,722	\$ 61,079
CUNA Mutual Insurance Society	10	2017	\$ 12,738,786	\$ 8,832,361	\$ 1,654,606	194	\$ -	\$ -	20%	\$ 18,356	\$ 73,422
Omni Fort Worth Partnership, LP	10	2018	\$ 201,456,127	\$ 51,011,811	\$ 31,429,699	509	\$ 1,065,819	\$ 106,229	100%	\$ 641,250	\$ -
Allied Electronics, Inc.	10	2018	\$ 37,663,509	\$ 8,896,525	\$ 5,650,931	377	\$ 1,834,522	\$ 28,554	32%	\$ 41,612	\$ 88,425
Cinram Wireless, LLC	10	2019	\$ 27,229,010	\$ 2,411,592	\$ 1,209,212	897	\$ 3,003,845	\$ 1,228,439	21.76%	\$ 59,245	\$ 213,022
Blue Cross Blue Shield of Texas	10	2020	\$ 184,027,271	\$ -	\$ -	46	\$ -	\$ 17,966	40%	\$ 302,299	\$ 453,449
Lancaster Avenue, Ltd.	10	2021	\$ 1,551,820	\$ 176,512	\$ 173,712	0	\$ 37,589	\$ 28,589	93.35%	\$ 14,897	\$ 1,061
Pratt Industries (USA), Inc.	10	2021	\$ 30,000,641	\$ -	\$ 1,181,313	157	\$ -	\$ 17,623	35%	\$ 86,585	\$ 160,801
TOTAL			\$ 704,422,505	\$ 123,894,718	\$ 87,106,109	8,465	\$ 8,836,883	\$ 1,868,928		\$ 1,873,316	\$ 1,941,310

New City Council Approved Projects (Commitments, Not Yet Completed)(As of August 2013)

Company	Term (Yrs)	Expiration Date	Real & Business Personal Property Investment	Construction Investment (FW Businesses)	Construction Investment (M/WBE)	Jobs Created or Retained	\$ Spent FW Vendors	\$ Spent with M/WBE Vendors	Max. Incentive	Est. Annual Taxes Abated	Est. Annual Taxes to City
Alcon Labs	10	2023	\$ 11,000,000	\$ 1,000,000	\$ 1,000,000	750	\$ 50,000	\$ 25,000	80%	\$ 75,240	\$ 18,810
ATC Logistics & Electronics, Inc.	8	2024	\$ 18,500,000	\$ 350,000	\$ 250,000	2,079	\$ 500,000	\$ 400,000	70%	\$ 110,723	\$ 47,453
Carolina Beverage Group, LLC	10	2024	\$ 41,000,000	\$ 1,480,000	\$ 925,000	225	\$ 360,000	\$ 300,000	70%	\$ 245,385	\$ 105,165
Greystar GP II, LLC	10	2025	\$ 35,000,000	\$ 10,500,000	\$ 8,750,000	8	\$ 70,050	\$ 58,375	70%	\$ 209,475	\$ 89,775
KXAS/KDC 4805 Investments, LP & Station Venture Operations, LP	1	2014	\$ 16,000,000	\$ 2,000,000	\$ 2,000,000	278	NA	NA	85%	\$ 116,280	\$ 20,520
Lancaster Properties, LLC	5	2018	\$ 23,252,000	\$ 6,975,600	\$ 5,813,000	3	\$ 60,000	\$ 25,000	85%	\$ 168,984	\$ 29,821
NGC Renewables, LLC	10	2023	\$ 96,000,000	\$ 2,550,000	\$ 2,125,000	40 (up to 150)	\$ 180,000	\$ 90,000	80%	\$ 656,640	\$ 164,160
TOTAL			\$ 240,752,000	\$ 24,855,600	\$ 20,863,000	3,343	\$ 1,220,050	\$ 898,375		\$ 1,582,727	\$ 475,704

CITY OF FORT WORTH

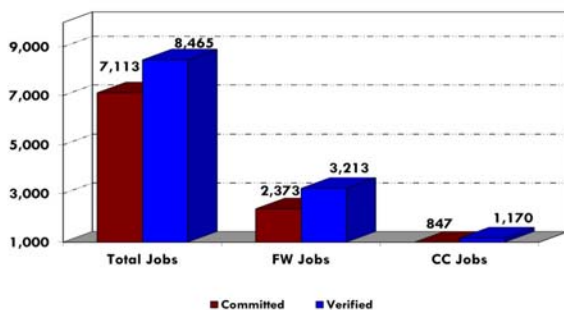
2012 TAX ABATEMENT AGREEMENTS PERFORMANCE

The City has adopted a tax abatement policy. Under such policy, a tax abatement may be granted for a development project, if the business commits to hiring a certain number of residents from the "central city" area and Fort Worth for full time, permanent positions; utilize Fort Worth companies and Fort Worth certified M/WBE companies on annual supplies and services for operation of their site.

- Total Tax Abatements Approved: **21**
- Total Active Tax Abatements: **14**
- Total Estimated Investment (active projects): **\$705 Million**
- Total Estimated Jobs Created/Retained (active projects): **8,500**
- Companies Received in Tax Incentives on New Investment: **\$1.9 Million**
- Revenue to the City of Fort Worth: **\$2.0 Million**

The charts below illustrate the total number or amount the companies committed to spend or have compared to the actual city verified number of amount.

2012 Employment Summary



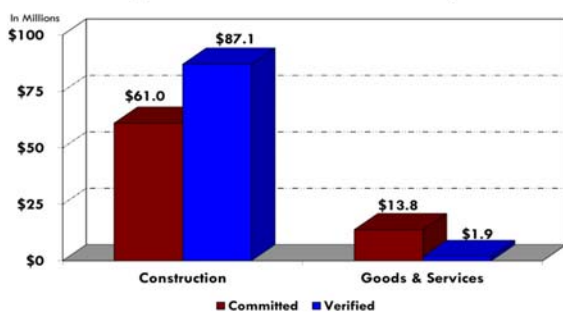
- Total full-time jobs exceeded by: **1,352**
- Fort Worth jobs exceeded by: **840**
- Central City jobs exceeded by: **323**

2012 Fort Worth Business Participation



- Total Fort Worth construction spending exceeded by: **\$50.8 M** (169 percent)
- Actual Fort Worth supplies and service spending fell short by: **\$10.2 M**
- *Companies that do not meet their commitments receive a reduced percentage of abatement.*

2012 M/WBE Business Participation



- Total M/WBE construction spending exceeded by: **\$26.1 M** (143 percent)
- Actual M/WBE supplies and service spending fell short by: **\$11.9 M**
- *Companies that do not meet their commitments receive a reduced percentage of abatement.*