

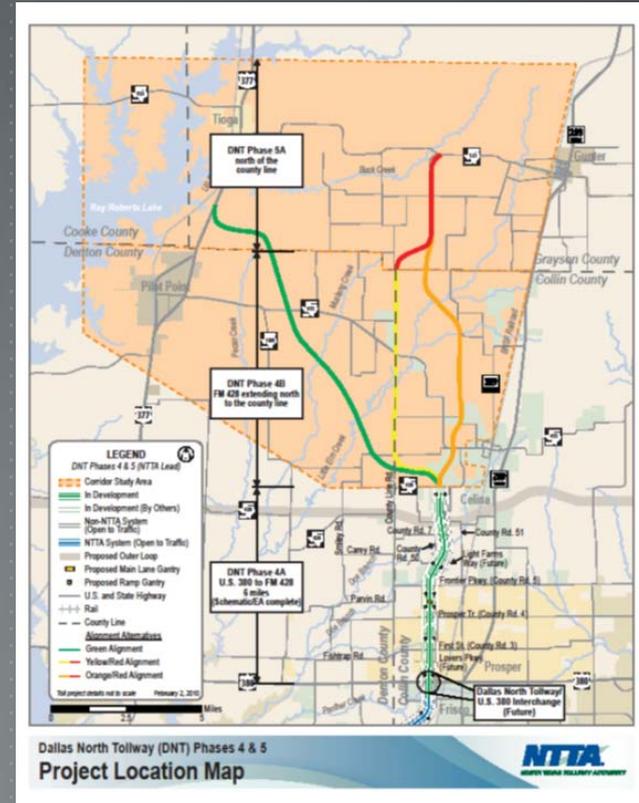


DALLAS NORTH TOLLWAY ALIGNMENT PHASE 4B/5A

City of Celina Proposed Alignment
Update

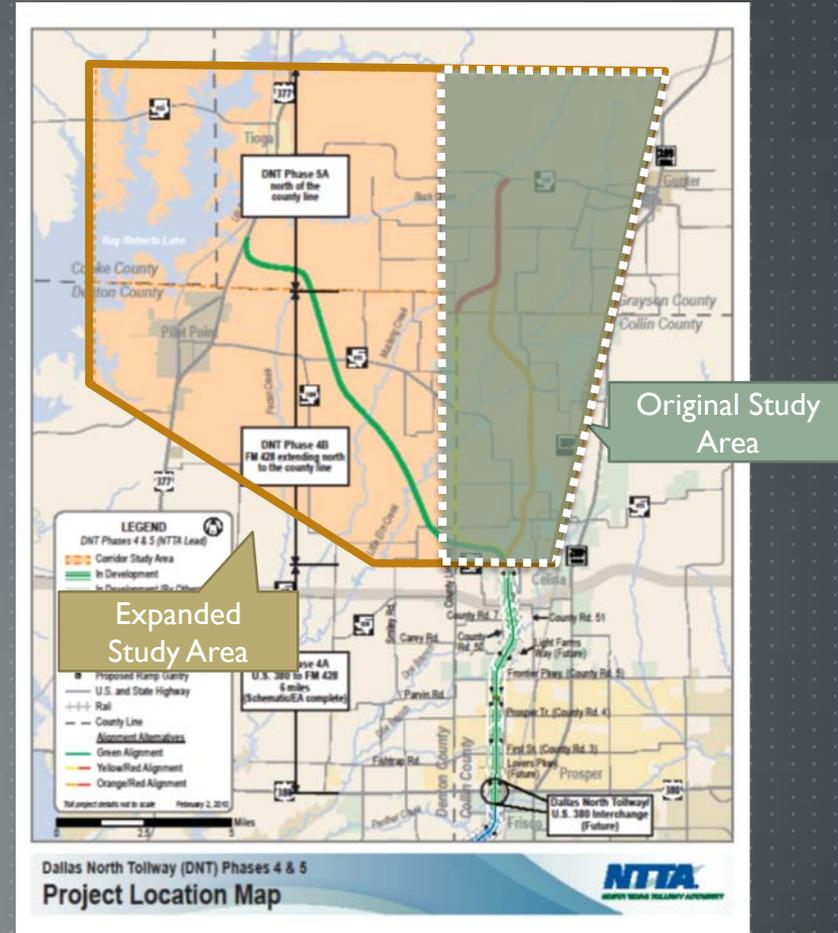
STATUS OF DNT PHASE 4B/5A ALIGNMENT

- ▶ Three general alignments have been proposed:
 - ▶ An eastern alignment that runs generally due north of the existing termination.
 - ▶ A middle alignment that veers west to the Denton County line.
 - ▶ A western alignment that veers northwest to US377.



STATUS OF DNT PHASE 4B/5A

- ▶ The NTTA began preliminary route studies, schematic design work, environmental documentation and public involvement for 4B/5A of the DNT extension in November 2007.
- ▶ In March of 2009, the NTTA Board approved an expansion of the DNT 4B/5A (FM 428 to FM 121) study area to the west and the north. The expansion captures more of Denton and Grayson counties and a small portion of southeast Cooke County.



CELINA/COLLIN COUNTY PREFERRED ALIGNMENT UPDATE

- ▶ More closely identifying the proposed alignment
- ▶ Working with NTTA consulting staff to mitigate design issues.
- ▶ Negotiating with property owners for ROW commitments.
- ▶ Discussing construction funding leveraging opportunities with NTTA staff.



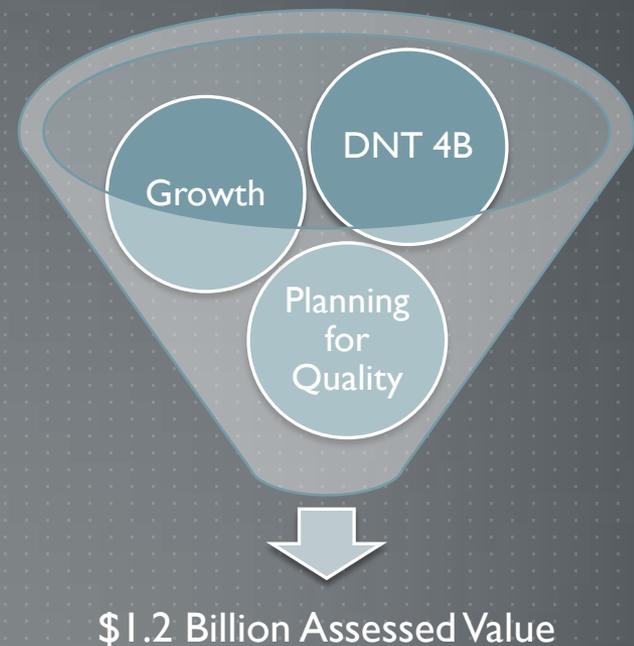
ROW ACQUISITION COMMITMENT

- ▶ Celina has chosen a binding Memorandum of Understanding format to show property owner engagement and commitment to dedicate ROW.
- ▶ General Terms of the Agreement are:
 - ▶ Owner commits to freely dedicate appropriate ROW necessary for the DNT ROW, generally between 200' and 400' in width, consistent with the proposed alignment map.
 - ▶ Celina commits to build or have built a frontage road from FM428 to the Grayson County line within 10 years.
 - ▶ Owner receives a credit against future development fees of \$40,000 per acre over the entire affected tract.

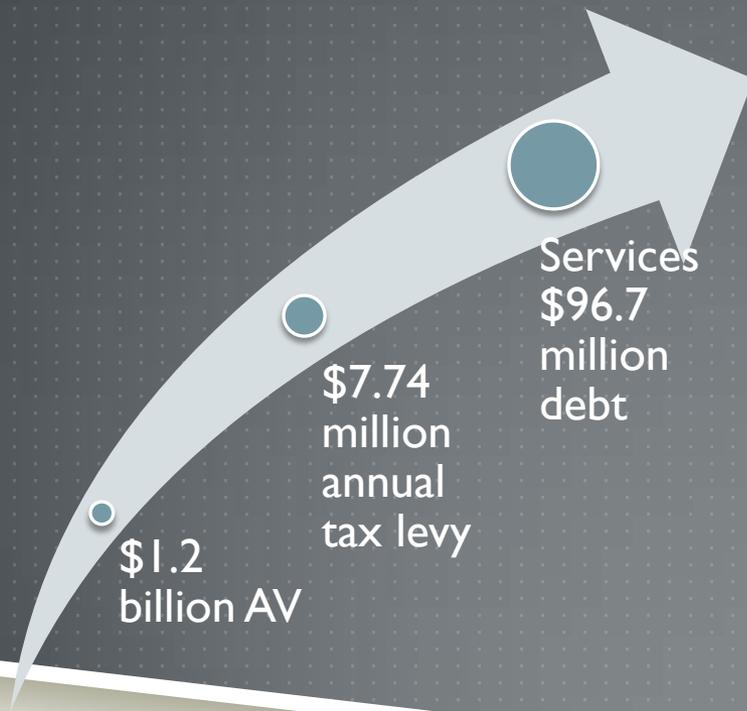
PROPOSED CONSTRUCTION FUNDS PARTNERSHIP

DNT AS AN ECONOMIC ENGINE

- ▶ An economic impact analysis of Phase 4B of the DNT is likely to generate about \$1.2 billion annually in taxable value along its frontage.
- ▶ This economic impact is created due to the quality planning of communities, the business-friendly atmosphere of Collin County, and the high-quality transportation infrastructure driven growth in the area.



TAX INCREMENT REINVESTMENT



Leveraging Benefits

- ▶ The taxes collected on the incremental value could service approximately \$96.7 million in debt.
- ▶ While this benefit is over time, it will become a stable, tax-backed long term revenue stream to be used to construct the main lanes of the DNT.

THE POWER OF PARTNERSHIPS

Item	Cost Savings
Decreased cost of construction	\$60,000,000
Leveraged Financing	\$96,750,000
Total Project Savings	\$156,750,000

NTTA ALIGNMENT DECISION PROCESS

- ▶ Briefing to the NTTA Board of Directors in their June Meeting.
- ▶ Staff/consultant recommendation to the System Projects & Operations Committee (SPOC) on July 1st
- ▶ SPOC recommendation to the full Board on July 21st.



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