

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: _____**Meeting Date:** 4/14/2025**Submitted By:** County Judge's Office**Department:** _____**Signature of Elected Official/Department Head:**
_____**Court Decision:**

This section to be completed by County Judge's Office



4-28-25

Description:

Receive Update on Goodland Development and Discuss Potential Related
Partnership with City of Grand Prairie

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes**Session Requested:** (check one)☐ Action Item ☐ Consent ☒ Workshop ☐ Executive ☐ Other _____**Check All Departments That Have Been Notified:**☐ County Attorney ☐ IT ☐ Purchasing ☐ Auditor☐ Personnel ☐ Public Works ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email

Approved in CC on 9/11/2023

Goodland TIRZ – Johnson County

Project Overview

Slides

Key Project Features

- 5,000 acres
- ~2,500 acres in Johnson County
- In-city development in Grand Prairie
- TIRZ
 - 70% for 30 years per Area Development Zone
- Municipal Management District
- Maintenance
 - Water & Sewer → City
 - Roads → City
 - Drainage → City or MMD
 - Parks & Trails → MMD

Major Infrastructure Requirements

Slides

Compelling Needs for County Participation

Master Infrastructure - Activating the diverse land uses within the 5,000-acre master plan requires significant regional master infrastructure for water, sewer, drainage, roads, and parks. These include **regional** thoroughfares that connect Hwy 67 to the 360 Toll Road, as well as two major 6 lane divided roadways connecting US 287 to Hwy 157. Additionally, there are massive requirements for sewer and water infrastructure to serve the roughly 40,000 future residents of Goodland. These projects will open development opportunities for other lands in Johnson County that will benefit from the improvements. See below for projected master infrastructure costs **solely in** the Johnson County Portion of Goodland.

GOODLAND SUBDIVISION
OPINION OF PROBABLE COSTS - DRAFT
JOHNSON COUNTY MASTER INFRASTRUCTURE
Grand Prairie, Texas
April 28, 2025

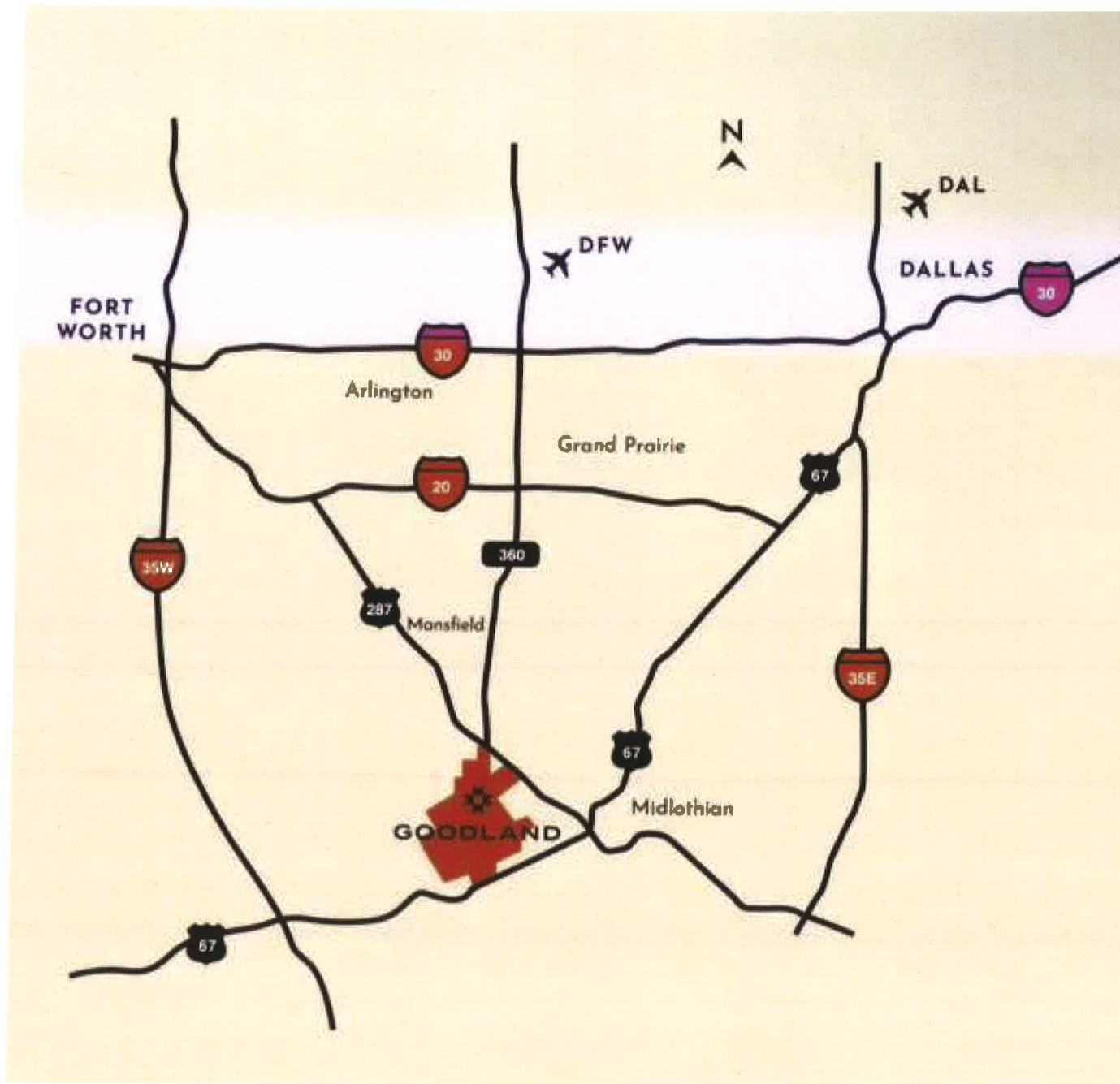
#	ITEM	JOHNSON COUNTY
A.	ENGINEERING COSTS	\$ 60,020,000
B.	GEOTECHNICAL COSTS	\$ 22,066,040
C.	EROSION CONTROL	\$ 7,355,000
D.	EARTHWORK	\$ 4,896,000
E.	WATER	\$ 16,759,000
F.	SANITARY SEWER	\$ 24,467,000
G.	PAVING & DRAINAGE	\$ 321,646,000
H.	FEES / PERMITS	\$ 18,513,000
I.	Parks/Landscaping/Trails	\$ 50,000,000
	CONTINGENCY (50%)	\$262,861,000
	TOTAL COST	\$788,583,000

Maintenance – The county will benefit from the creation \$5.5B worth value in Johnson County at buildout that will all be within the corporate limits of Grand Prairie. As such, there will be no maintenance and repair responsibilities from the County for roads, utilities, parks, and open space. The City of Grand Prairie and the MMD will have maintenance obligation and will need adequate financial support.

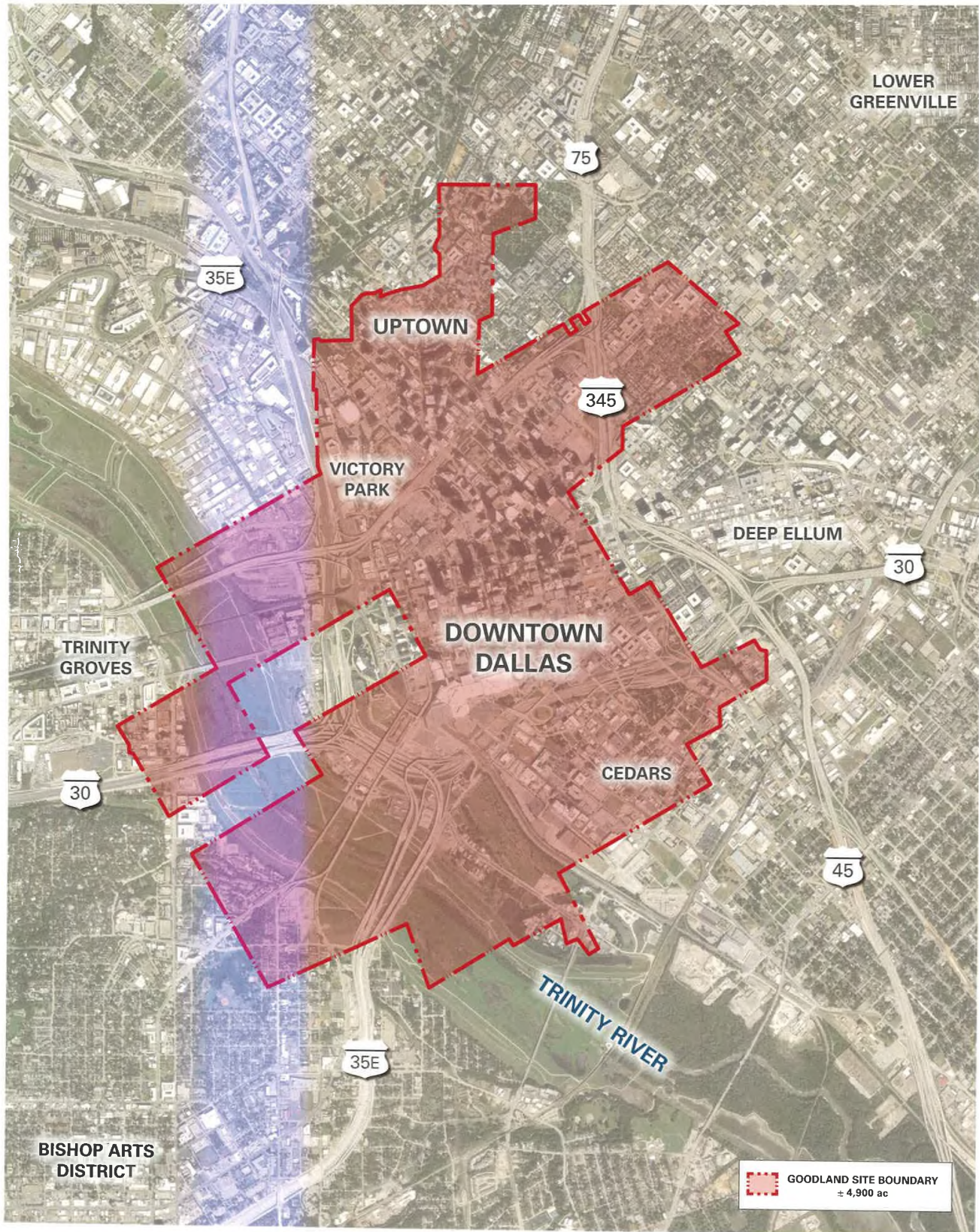
County & City Partnership – Both the Developer and the City are requesting that Johnson County participate in a capacity equal to that of Grand Prairie. Grand Prairie is participating at a rate of 70% for 30 years. This development will truly be a public-private partnership that all parties will benefit from. In order to be successful, however, the request is for Johnson County to match the Grand Prairie Participation.

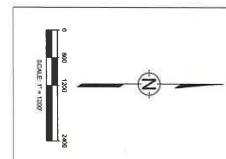
Masterplan Highlights:


Goodland is planned to bring immense experiential, property, and sales tax value to Johnson County. With a 160-acre walkable town center and over 4,500 units of multi-family projected to be delivered at buildout, the whole county can look forward to a new downtown with regional draw. Circulating the town center will be over 1200+ acres of carefully planned & crafted homes for all types of living styles. Along the future 360 highway, lies 70+ acres of future commercial frontage to attract national retailers to the region. Another 575+ acres of flex land on the south side of the master plan has potential for an additional 1,700 residences or future industrial/data development depending on future market demand. 5

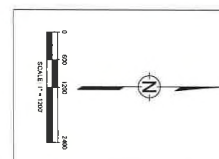


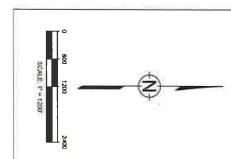





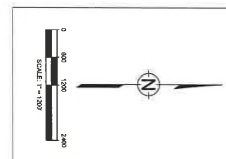


SHEET NO. 1	SUBMIT REVIEW PURPOSES ONLY Project # 1000-000-00 Drawn By: CAS	<div>CAUTION: This drawing is the property of Southland Consulting Engineers, Inc. and is not to be used for any other project without the written consent of Southland Consulting Engineers, Inc.</div>	<div>Southland CONSULTING ENGINEERS 30210 N. Central Exp., Suite 400 Dallas, TX 75241 Telephone Number: 469-455-0953 TBP Firm Number: F-22988</div>	GOODLAND DEVELOPMENT	REV. NO.	DATE	REVISION	REV. BY
				GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX				
				JOHNSON COUNTY OVERALL EXHIBIT				

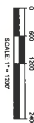
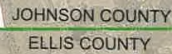




SHEET NO. <div>3</div>	SOUTH CONSULTING ENGINEERS 10210 N. Central Expy, Suite 400 Dallas, TX 75231 Telephone Number: 469-455-0953 T&E Form Number: F-22998	<div><div>Southland CONSULTING ENGINEERS</div></div>	GOODLAND DEVELOPMENT GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX JOHNSON COUNTY- TOWN CENTER	REV. NO.	DATE	REVISION	REV. #



<div>4a</div> <div>SHEET NO.</div>		<div>Southland</div> <div>CONSULTING ENGINEERS</div> <div>10210 N. Central Expwy, Suite 400</div> <div>Dallas, TX 75231</div> <div>Telephone Number: 469-455-0953</div> <div>TAPE Firm Number: F-22968</div>		GOODLAND DEVELOPMENT		REV. NO.	DATE	REVISION	REV. BY
				GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX					
				JOHNSON COUNTY - SINGLE-FAMILY					
SOUTH DAKOTA ENGINEERING, INC. 10000 100th Ave S Suite 100 Minneapolis, MN 55425 Phone: 612-835-1000 Fax: 612-835-1001 Email: info@southdakotaeng.com Website: www.southdakotaeng.com									



Status: Review Purpose Only
Date: April 2025
Project #: 1000-0003-00
Design By: CAS
Drawing By: CAS

CAUTION:
Contacted to Callist and Verby
the location of all existing students
Prior to the Start of Any
Construction Activities.

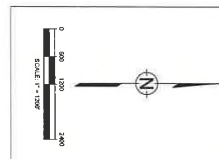


10210 N. Central Expy, Suite 400
Dallas, TX 75231
Telephone Number: 469-455-0953
TBPE Firm Number: F-22988

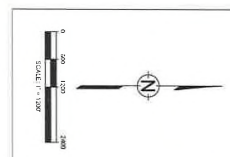
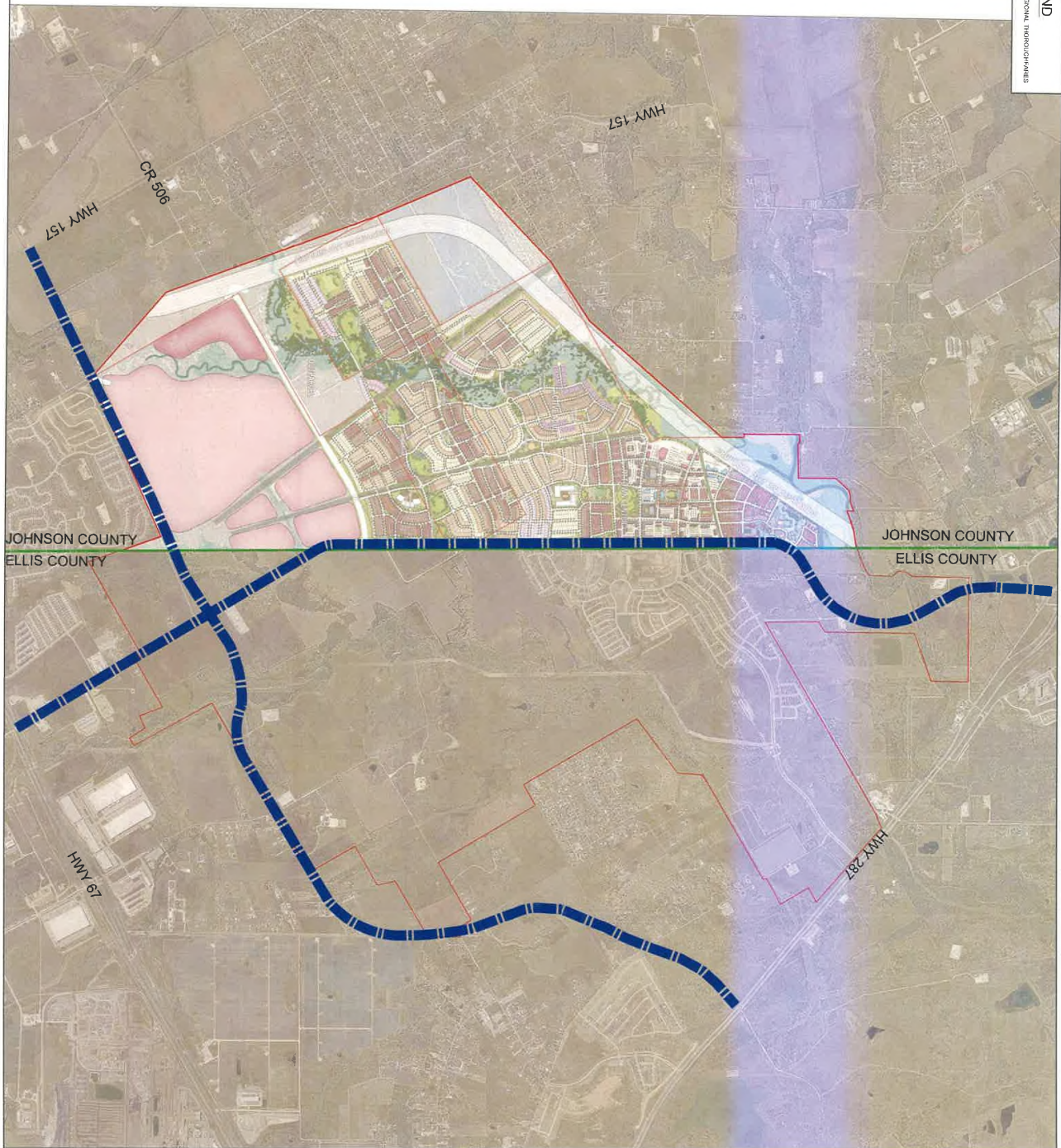
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX


JOHNSON COUNTY - COMMERCIAL

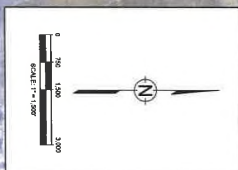
REV. NO.	DATE	REVISION	REV. BY

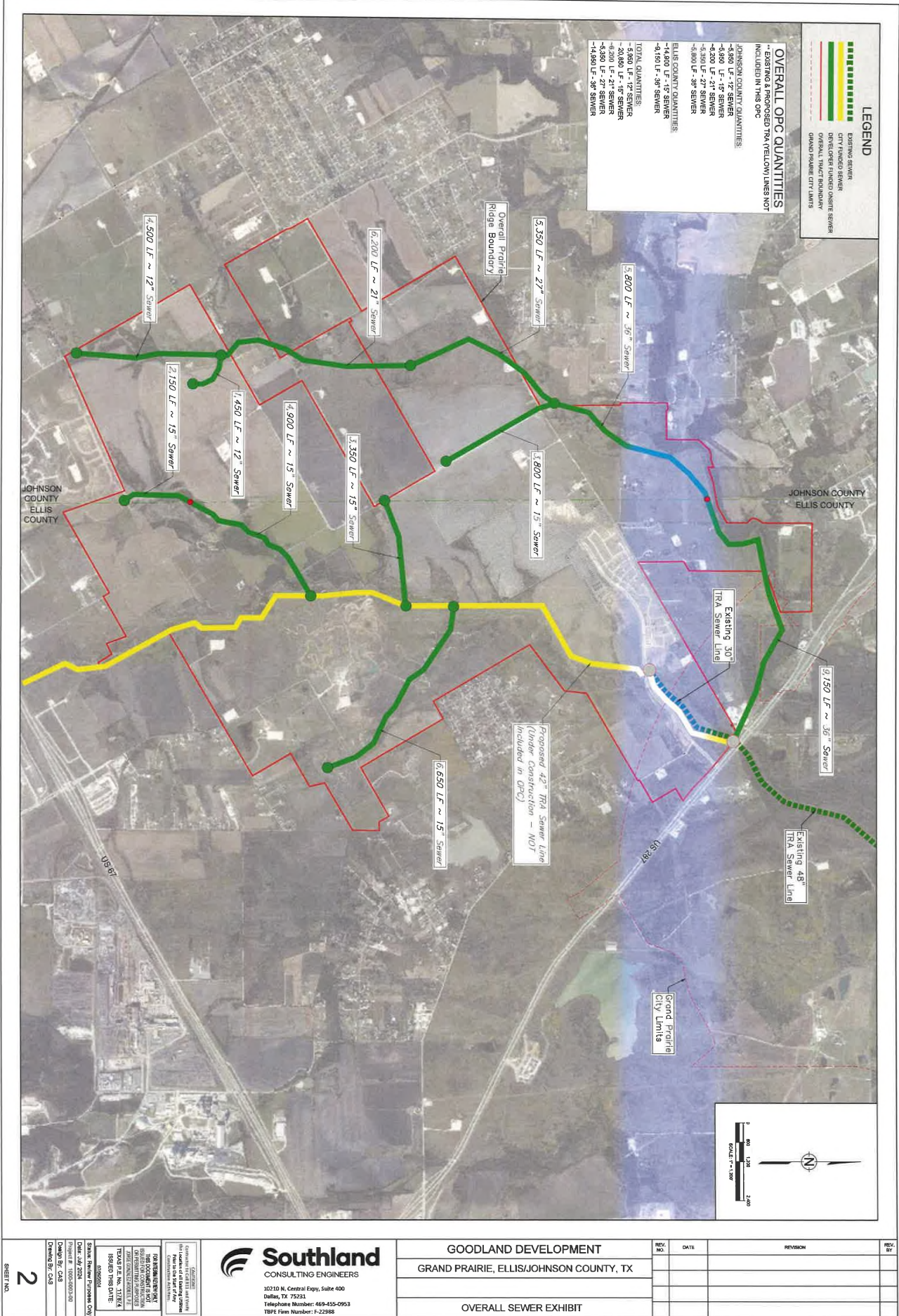


LEGEND
REGIONAL THOROUGHFARES



SHEET NO. <div>7</div>	Status: General Engineering Only Date: April 2025 Project #: 1000-00101-00 Drawn By: CAS Checked By: CAS	<div>EXHIBIT</div> <div>This map is a part of a larger project and should not be used in isolation.</div>	<div><div>Southland CONSULTING ENGINEERS</div><div>10210 N. Central Exp., Suite 400 Dallas, TX 75231 Telephone Number: 469-455-0953 TBE Firm Number: F-22388</div></div>	GOODLAND DEVELOPMENT	REV. NO.	DATE	REVISION	REV. BY
				GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX				
				JOHNSON COUNTY - THOROUGHFARES				





SHEET NO. 2

FOR THE SUBMITTER:
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF SOUTH LAND CONSULTING ENGINEERS, INC.
DATE: 07/25/2024
PROJECT: 1000-0003-00
DRAWN BY: CAS

Southland
CONSULTING ENGINEERS
20210 N. Central Expwy, Suite 400
Dallas, TX 75231
Telephone Number: 469-455-0953
TDD/Fax Number: 1-22988

GOODLAND DEVELOPMENT
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX
OVERALL SEWER EXHIBIT

REV.	BY	DATE	REVISION

LEGEND

- SITE BOUNDARY
- OPENSOURCE & PARK
- FLOODPLAIN & CREEK
- 12' TRAILS
- 10' TRAILS
- 8' TRAILS

Goodland Trail Qty's
7-25-2024

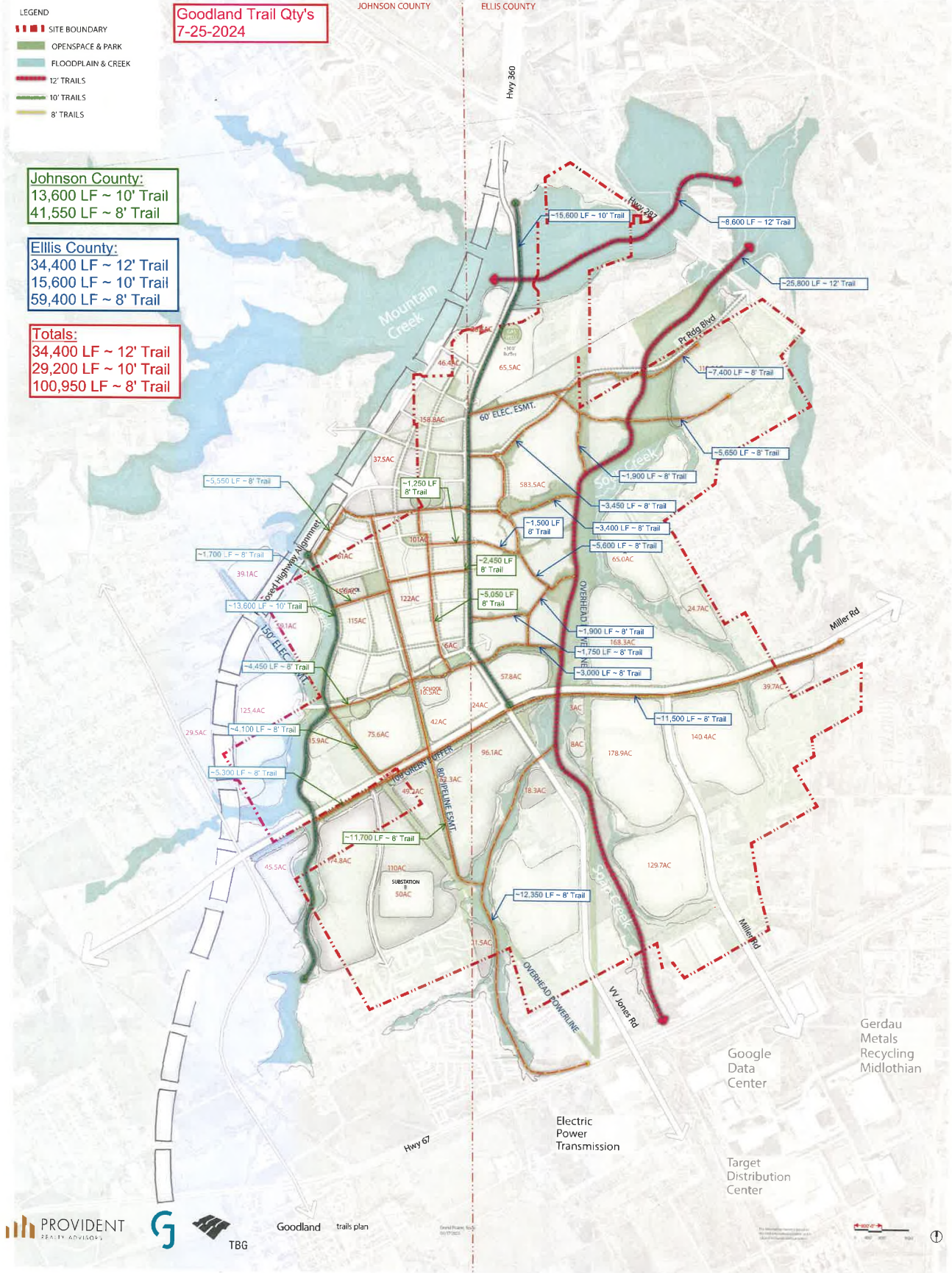
JOHNSON COUNTY

ELLIS COUNTY

Johnson County:
13,600 LF ~ 10' Trail
41,550 LF ~ 8' Trail

Ellis County:
34,400 LF ~ 12' Trail
15,600 LF ~ 10' Trail
59,400 LF ~ 8' Trail

Totals:
34,400 LF ~ 12' Trail
29,200 LF ~ 10' Trail
100,950 LF ~ 8' Trail



PROVIDENT
REALTY ADVISORS



TBG

Goodland trails plan

Goodland Trails Plan

Scale

1

Prairie Ridge MMD (Goodland TIRZ) – Johnson County TIRZ Overview

1. Development Summary

FLEX- RESIDENTIAL							
Lot Type	Units	Sq. Feet	Value Per Unit/Sq. Ft.	Buildout (Tax Year)	Total Projected Value at Build Out (Before Inflation)	Inflation	Total Projected Value at Full Project Build Out - 2050 (Includes Inflation)
Single-Family	5,196	-	\$ 475,000	2047	\$ 2,468,100,000	2%	\$ 4,130,163,248
Multi-Family	4559	-	\$ 175,000	2050	\$ 797,825,000	2%	\$ 1,335,094,807
Commercial	-	1,274,130	\$ 35	2043	\$ 44,594,550	2%	\$ 74,625,328
					\$ 3,310,519,550		\$ 5,539,883,383

FLEX- INDUSTRIAL							
Lot Type	Units	Sq. Feet	Value Per Unit/Sq. Ft.	Buildout (Tax Year)	Total Projected Value at Build Out (Before Inflation)	Inflation	Total Projected Value at Full Project Build Out - 2050 (Includes Inflation)
Single-Family	3,033	-	\$ 475,000	2047	\$ 1,440,675,000	2%	\$ 2,410,851,642
Multi-Family	4559	-	\$ 175,000	2050	\$ 797,825,000	2%	\$ 1,335,094,807
Commercial	-	1,274,130	\$ 35	2043	\$ 44,594,550	2%	\$ 74,625,328
Industrial	-	6,149,801	\$ 85	2043	\$ 522,733,085	2%	\$ 874,750,985
					\$ 2,805,827,635		\$ 4,695,322,762

2. Projected Abatement Overview

Lot Type	Term (Per Building)	Abatement Percentage	First Abatement Year	Final Abatement Year
Industrial	10	50%	2034	2052

3. TIRZ Overview

	Defined Area 2 ^(a)	Defined Area 3 ^(b)	Defined Area 4 ^(c)
TIRZ Term (By Defined Area)	30 Years	30 Years	30 Years
TIRZ Start Year	2026	2025	2027
TIRZ Stop Year	2056	2055	2057
TIRZ Participation	70%	70%	70%

(a) - Includes proposed multi-family and commercial development

(b) - Includes proposed single-family development

(c) - Includes proposed single-family, commercial and industrial development

4. Projected TIRZ Cashflows (Flex – Residential)

FLEX- RESIDENTIAL			
Tax Year	Collection Year	Johnson County TIRZ Revenue	Johnson County Retained Revenue
2024	2025	\$ -	\$ -
2025	2026	\$ -	\$ -
2026	2027	\$ -	\$ -
2027	2028	\$ 24,665	\$ 14,287
2028	2029	\$ 99,375	\$ 46,306
2029	2030	\$ 258,113	\$ 114,337
2030	2031	\$ 665,821	\$ 292,786
2031	2032	\$ 1,179,527	\$ 516,662
2032	2033	\$ 1,786,533	\$ 776,808
2033	2034	\$ 2,374,897	\$ 1,028,964
2034	2035	\$ 2,914,907	\$ 1,260,397
2035	2036	\$ 3,417,755	\$ 1,475,903
2036	2037	\$ 4,126,342	\$ 1,779,583
2037	2038	\$ 4,986,169	\$ 2,148,080
2038	2039	\$ 5,749,583	\$ 2,475,258
2039	2040	\$ 6,560,353	\$ 2,822,730
2040	2041	\$ 7,615,099	\$ 3,274,765
2041	2042	\$ 8,499,039	\$ 3,653,596
2042	2043	\$ 9,242,080	\$ 3,972,042
2043	2044	\$ 10,130,411	\$ 4,352,755
2044	2045	\$ 11,026,524	\$ 4,736,804
2045	2046	\$ 11,865,413	\$ 5,096,328
2046	2047	\$ 12,659,411	\$ 5,436,613
2047	2048	\$ 13,321,214	\$ 5,720,242
2048	2049	\$ 13,661,029	\$ 5,865,878
2049	2050	\$ 14,009,106	\$ 6,015,053
2050	2051	\$ 14,298,588	\$ 6,139,117
2051	2052	\$ 14,584,716	\$ 6,261,743
2052	2053	\$ 14,876,566	\$ 6,386,822
2053	2054	\$ 15,174,254	\$ 6,514,402
Year 1-30 (Tax Year 2024-2053)		\$ 205,107,489	\$ 88,178,261
Year 31-60 (Tax Year 2054-2083)		\$ 54,754,689	\$ 842,709,766
Total		\$ 259,862,178	\$ 930,888,026

5. Projected TIRZ Cashflows (Flex – Industrial)

FLEX- INDUSTRIAL (INCLUDES ABATEMENT)			
Tax Year	Collection Year	Johnson County TIRZ Revenue	Johnson County Retained Revenue
2024	2025	\$ -	\$ -
2025	2026	\$ -	\$ -
2026	2027	\$ -	\$ -
2027	2028	\$ 24,665	\$ 14,287
2028	2029	\$ 99,375	\$ 46,306
2029	2030	\$ 258,113	\$ 114,337
2030	2031	\$ 461,741	\$ 201,606
2031	2032	\$ 760,499	\$ 333,362
2032	2033	\$ 1,144,042	\$ 497,738
2033	2034	\$ 1,500,173	\$ 650,365
2034	2035	\$ 1,920,107	\$ 834,054
2035	2036	\$ 2,354,048	\$ 1,020,028
2036	2037	\$ 2,824,707	\$ 1,221,739
2037	2038	\$ 3,289,329	\$ 1,420,863
2038	2039	\$ 3,888,650	\$ 1,677,715
2039	2040	\$ 4,526,816	\$ 1,951,215
2040	2041	\$ 5,401,792	\$ 2,326,205
2041	2042	\$ 6,218,153	\$ 2,676,073
2042	2043	\$ 6,916,330	\$ 2,975,292
2043	2044	\$ 7,641,794	\$ 3,286,205
2044	2045	\$ 8,311,781	\$ 3,573,343
2045	2046	\$ 9,129,353	\$ 3,923,730
2046	2047	\$ 9,945,005	\$ 4,273,296
2047	2048	\$ 10,615,709	\$ 4,560,740
2048	2049	\$ 11,079,273	\$ 4,759,411
2049	2050	\$ 11,511,776	\$ 4,944,769
2050	2051	\$ 11,888,867	\$ 5,106,379
2051	2052	\$ 12,211,155	\$ 5,244,503
2052	2053	\$ 12,562,960	\$ 5,395,277
2053	2054	\$ 12,889,821	\$ 5,535,360
Year 1-30 (Tax Year 2024-2053)		\$ 159,376,033	\$ 68,564,197
Year 31-60 (Tax Year 2054-2083)		\$ 45,150,840	\$ 717,272,806
Total		\$ 204,526,873	\$ 785,837,003

FLEX- INDUSTRIAL (DOES NOT INCLUDE ABATEMENT)			
Tax Year	Collection Year	Johnson County TIRZ Revenue	Johnson County Retained Revenue
2024	2025	\$ -	\$ -
2025	2026	\$ -	\$ -
2026	2027	\$ -	\$ -
2027	2028	\$ 24,665	\$ 14,287
2028	2029	\$ 99,375	\$ 46,306
2029	2030	\$ 258,113	\$ 114,337
2030	2031	\$ 461,741	\$ 201,606
2031	2032	\$ 760,499	\$ 333,362
2032	2033	\$ 1,144,042	\$ 497,738
2033	2034	\$ 1,500,173	\$ 650,365
2034	2035	\$ 1,920,107	\$ 834,054
2035	2036	\$ 2,457,165	\$ 1,064,222
2036	2037	\$ 3,070,126	\$ 1,326,919
2037	2038	\$ 3,613,653	\$ 1,559,859
2038	2039	\$ 4,365,366	\$ 1,882,022
2039	2040	\$ 5,124,683	\$ 2,207,444
2040	2041	\$ 6,124,462	\$ 2,635,920
2041	2042	\$ 7,024,476	\$ 3,021,640
2042	2043	\$ 7,826,905	\$ 3,365,539
2043	2044	\$ 8,632,472	\$ 3,710,782
2044	2045	\$ 9,322,273	\$ 4,006,411
2045	2046	\$ 10,034,355	\$ 4,311,589
2046	2047	\$ 10,697,156	\$ 4,595,646
2047	2048	\$ 11,292,702	\$ 4,850,880
2048	2049	\$ 11,591,948	\$ 4,979,128
2049	2050	\$ 11,898,643	\$ 5,110,569
2050	2051	\$ 12,145,916	\$ 5,216,543
2051	2052	\$ 12,388,990	\$ 5,320,718
2052	2053	\$ 12,636,926	\$ 5,426,976
2053	2054	\$ 12,889,821	\$ 5,535,360
Year 1-30 (Tax Year 2024-2053)		\$ 169,306,753	\$ 72,820,220
Year 31-60 (Tax Year 2054-2083)		\$ 45,150,840	\$ 717,272,806
		\$ 214,457,593	\$ 790,093,026