AGENDA ITEM
WS 2

AGENDA PLACEMENT FORM

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

Date: ____________________

Meeting Date: 7/14/2025

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

Johnson County
NO ACTION
Commissioners Court
7-14-25

Description:

Receive Update on Goodland Development and Discuss Potential Related Partnership with the 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

CC 7-14-25

<u>Goodland TIRZ – Johnson County - Summary</u>

Overall Summary:

- Johnson County Portion of Goodland
  - 3,000 Acres
  - 40,000 future residents
  - 100+ acre Town Center
  - Regional Sports Complex
  - 3-5 School Sites
  - +/- 4,000 MF units
  - +/- 6,000 SF homes
  - 70 acres of commercial use
  - This equates to $5B+ in taxable value at build out

- This Project is/will be 100% in Grand Prairie jurisdiction with a municipal district overlay
  - <u>ZERO MAINTENANCE & SERVICE OBLIGATIONS FROM JOHNSON COUNTY</u>
  - Any land <u>NOT</u> annexed into Grand Prairie means no county participation

- We understand the request is atypical for residential – but this is an atypical project
  - Extremely rare to have a project this large, this regional, this capital intensive.
  - As such, we need an atypical response from the County for a truly special project.

- At the Developer & City request level, Johnson County will **<u>RETAIN</u>** $950MM in taxes *<u>while participating</u>* in the TIRZ at 70% (also spending ZERO dollars building roads / utilities / parks)
  - At expiration of TIRZ, County keeps 100% of taxes in a project that has a multi-billion dollar valuation. Participation only for eligible infrastructure, creating significant taxable value.

- The TIRZ Funds will significantly expedite development, bringing tax revenues to Johnson County much faster than without this financing vehicle

- Developer to use TIRZ funds towards:
  - Public Infrastructure projects
  - Parks & Recreational Facilities
  - Public Plazas, Squares, Green Space, Urban Design
  - Public Parking Garages
  - Transportation Improvements

Goodland TIRZ – Johnson County

Key Project Features

- Goodland Master Plan - 5,000 acres
- ~3,000 acres in Johnson County
- In-city development in Grand Prairie
- In city Municipal Management District
- Maintenance
    - Water & Sewer → City
    - Roads → City
    - Drainage → City or MMD
    - Parks & Trails → MMD
    - ***Johnson County – No Maintenance***

Johnson County Request

- **70% participation for 30 years per Area Development Zone – Match city of Grand Prairie.**

Compelling Needs for County Participation

Value creation and Development Quality - Goodland will bring immense experiential, property, and sales tax value to Johnson County. With a 100+ acre walkable town center with over 4,000 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 1,200+ 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 land to the south currently planned for 1,700 residences, is currently zoned to allow flexibility to adapt to future market needs. There is also potential to extend the data center campus area into the Johnson County flex space depending on future demand. ***The creation of taxable value is projected to exceed $5.5B in the county.***

Outside of financing needs necessary for basic public infrastructure, the character and ***quality of this development is contingent on being able to structure financing specifically through the TIRZ to help fund things like:***

- Parks and recreational facilities
- Public plazas, squares, and green space, landscaping, and urban design features
- Public parking garages
- Public transportation improvements.

These types of improvements drive quality user investment in the development and are reliant on significant TIRZ participation.

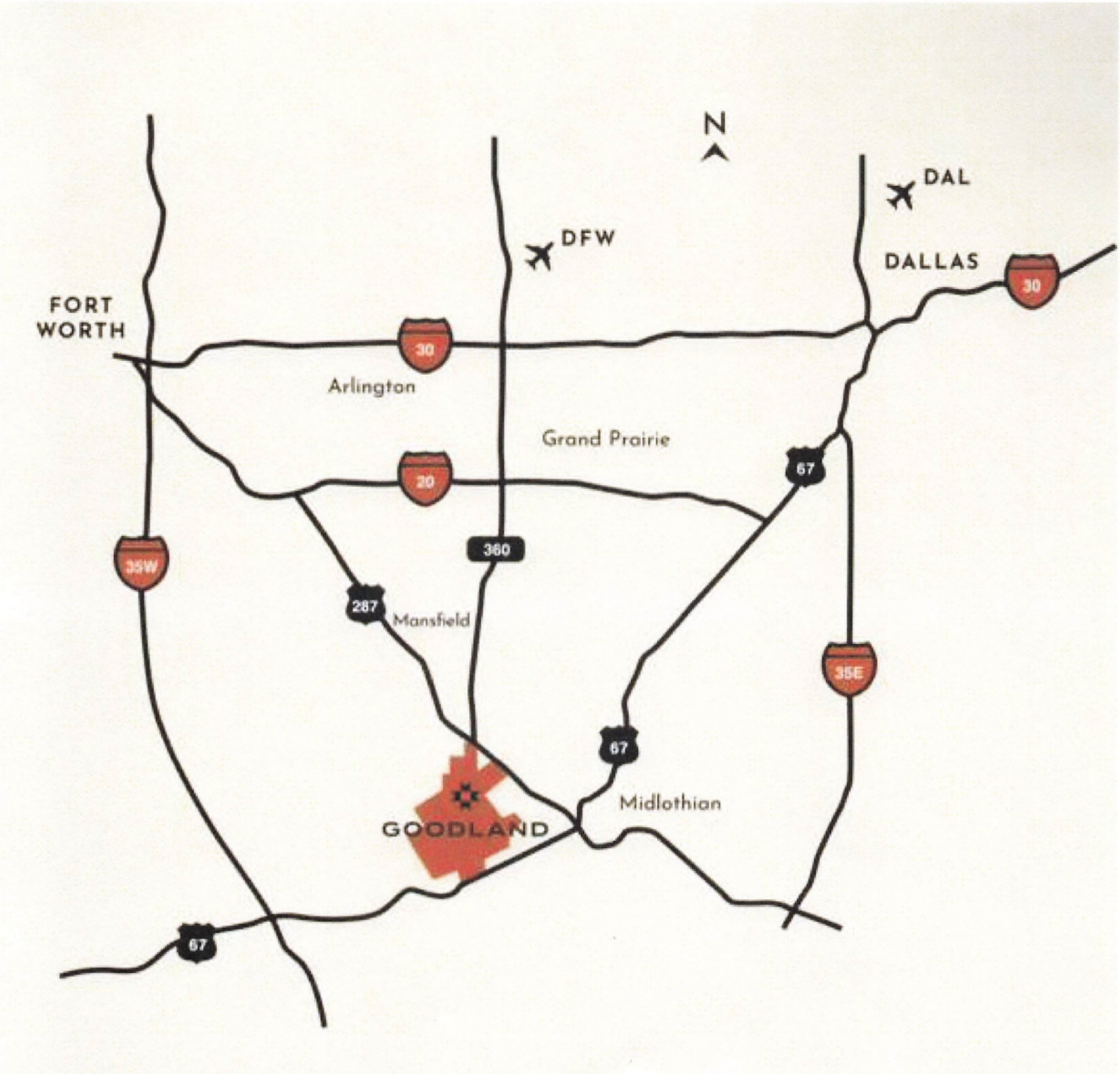
Maintenance – The county will benefit from the creation $5.5B worth value in Johnson County at buildout that will all be within the corporate limits of Grand Prairie. ***As such, there will be no maintenance and repair responsibilities from the County for roads, utilities, parks, and open space. There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

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**

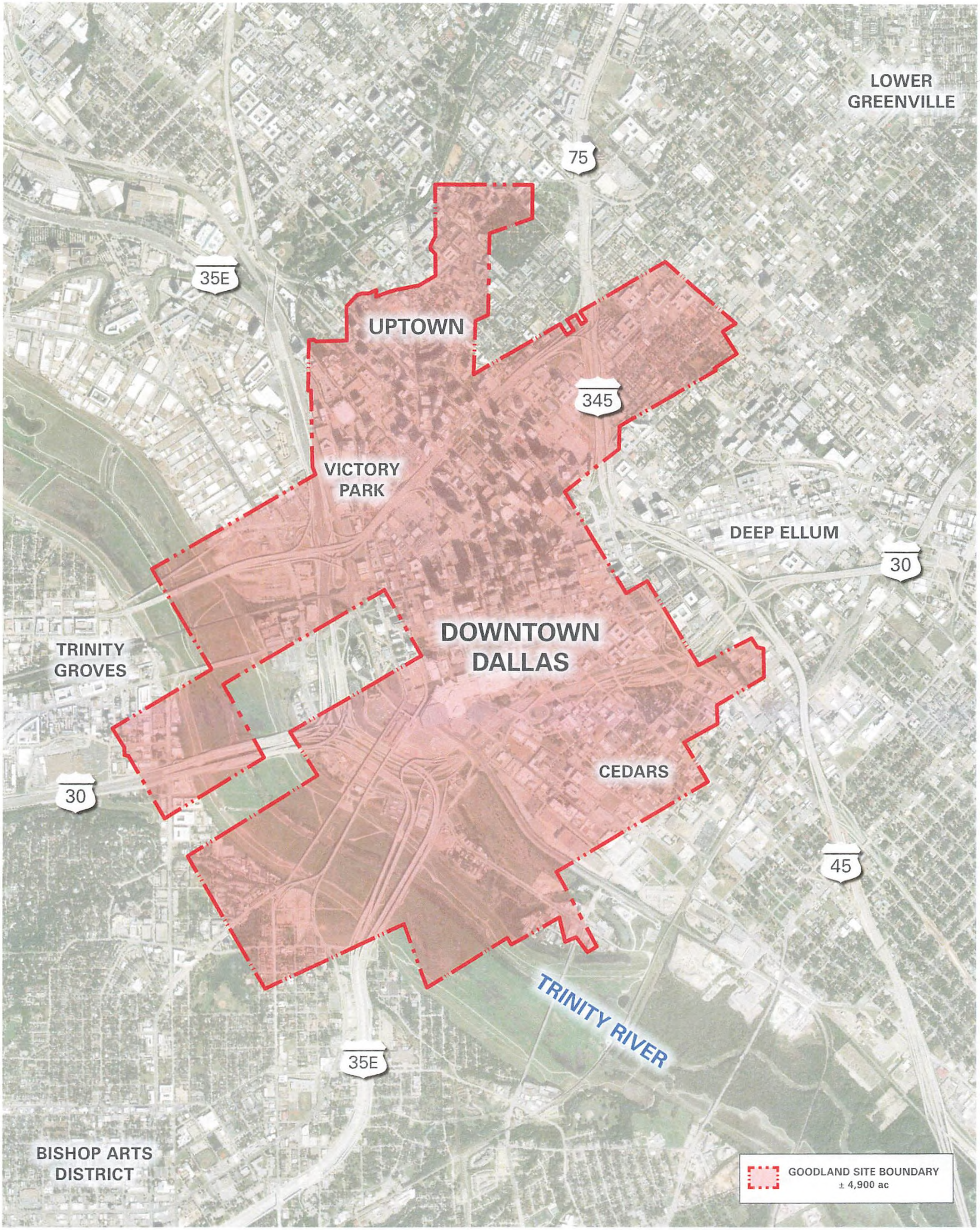
County & City Partnership – ***Both the Developer and the City are requesting that Johnson County participate in a capacity equal to that of Grand Prairie. Grand Prairie is participating at a rate of 70% for 30 years.*** This development will truly be a public-private partnership that all parties will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



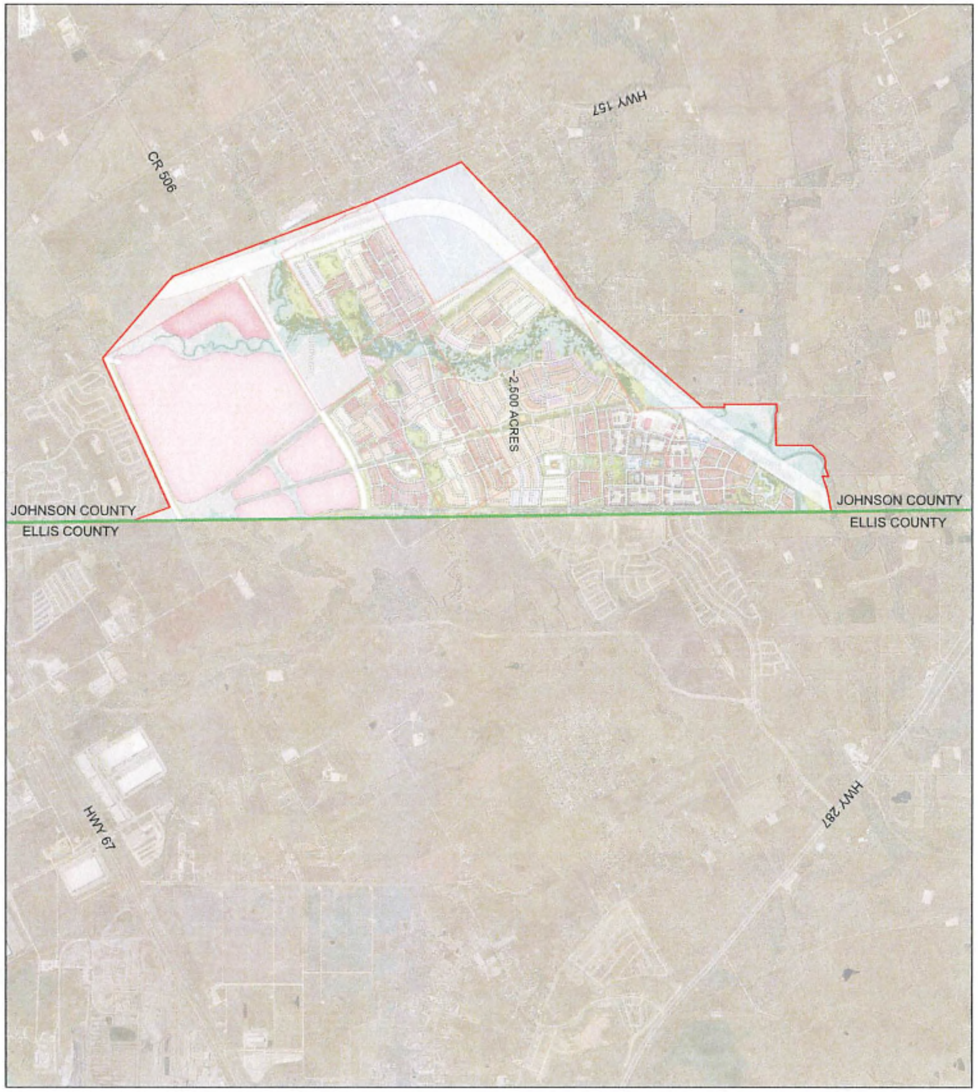
N
DAL
DFW
DALLAS
30
FORT WORTH
30
Arlington
Grand Prairie
67
20
360
35W
287
Mansfield
35E
67
Midlothian
GOODLAND
67

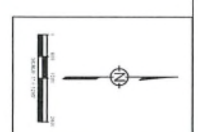
PROVIDENT TBG KLS GARRISON / JONES LANDSCAPE ARCHITECTS

GOODLAND
master plan


LOWER GREENVILLE
75
35E
UPTOWN
345
VICTORY PARK
DEEP ELLUM
30
DOWNTOWN DALLAS
TRINITY GROVES
CEDARS
30
45
TRINITY RIVER
35E
BISHOP ARTS DISTRICT
GOODLAND SITE BOUNDARY
± 4,900 ac
0 400 800 1600

Path: S:\3000-0005-00 Prairie Ridge - General Consultation\8 Design\CAD\Exhibits\Johnson County Exhibits - 4.21.2025\Johnson County Overall Exhibit - 4.21.2025.dwg - csongy   Plot Date: Monday, April 21, 2025 8:41:11 AM





Southland
CONSULTING ENGINEERS

10210 N. Central Expy, Suite 400
Dallas, TX 75231
Telephone Number: 469-455-0955
TBPE Firm Number: F-22900

GOODLAND DEVELOPMENT

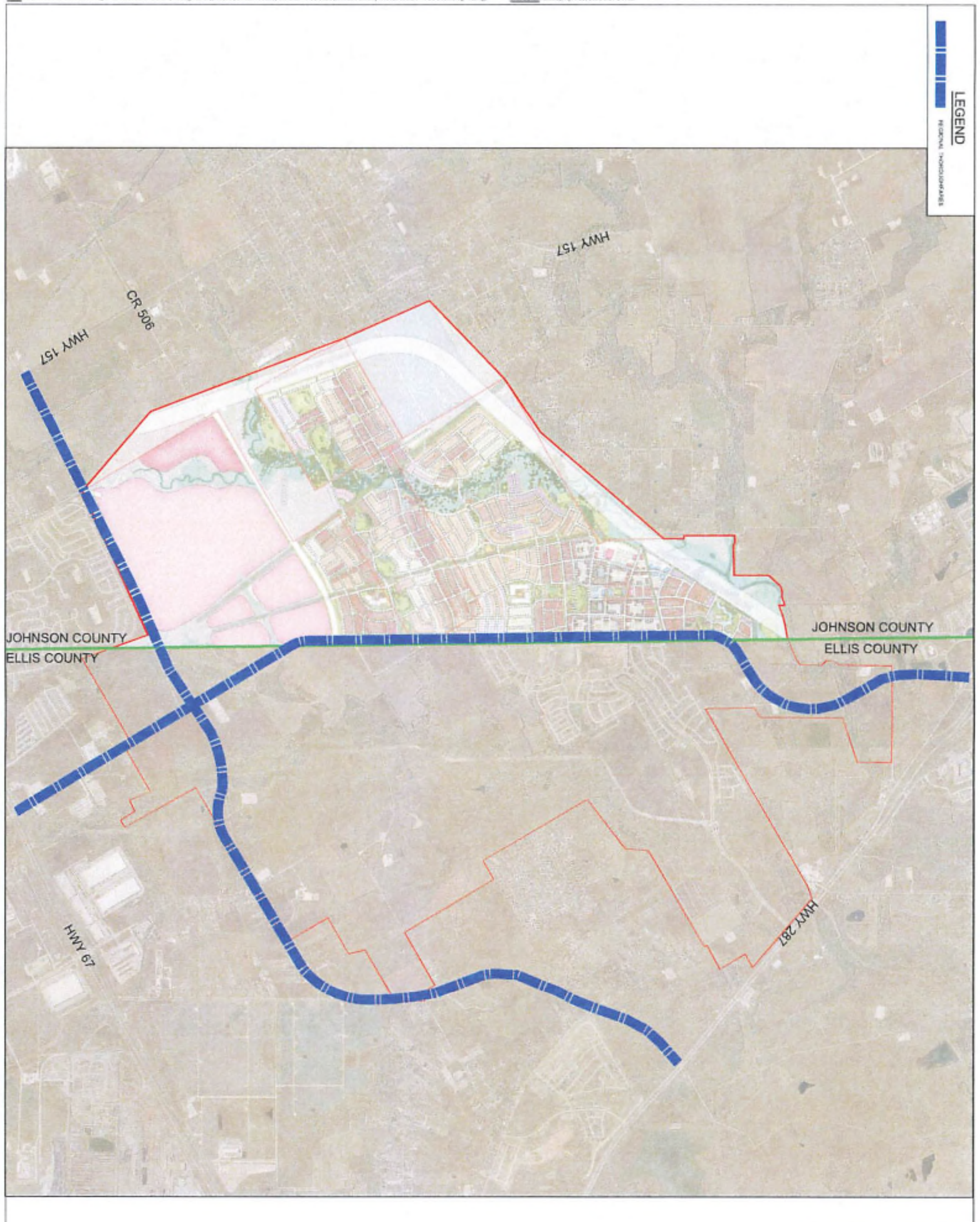
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX

JOHNSON COUNTY OVERALL EXHIBIT

REV. NO.	DATE	REVISION	REV. BY

Status: Review Purposes Only
Date: April 2025
Project #: 10000-0005-00
Design By: CAS
Drawing By: CAS

SHEET NO.
1



Southland
CONSULTING ENGINEERS

10210 N. Central Expy, Suite 400
Dallas, TX 75231
Telephone Number: 469-435-0953
TBPE Firm Number: F-22900

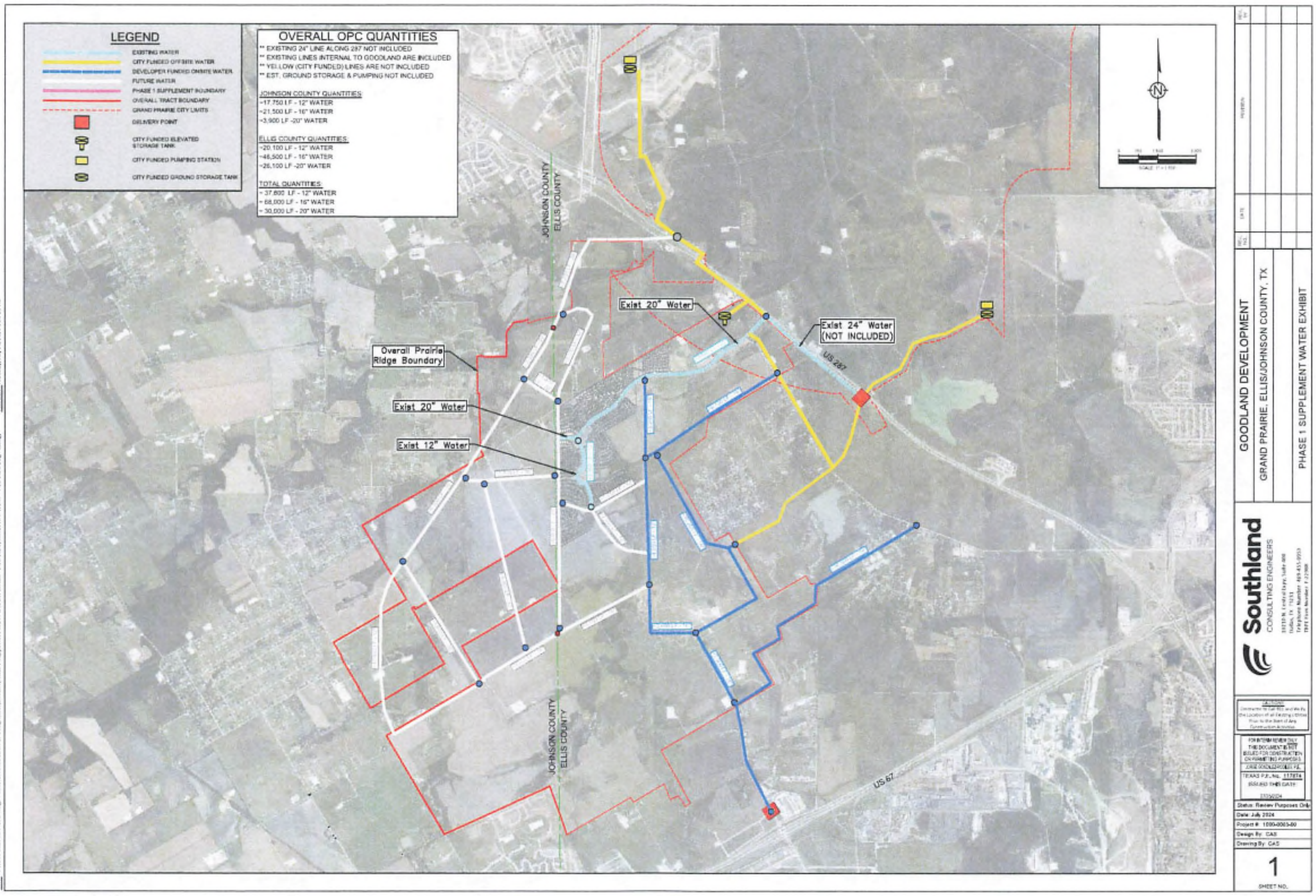
GOODLAND DEVELOPMENT

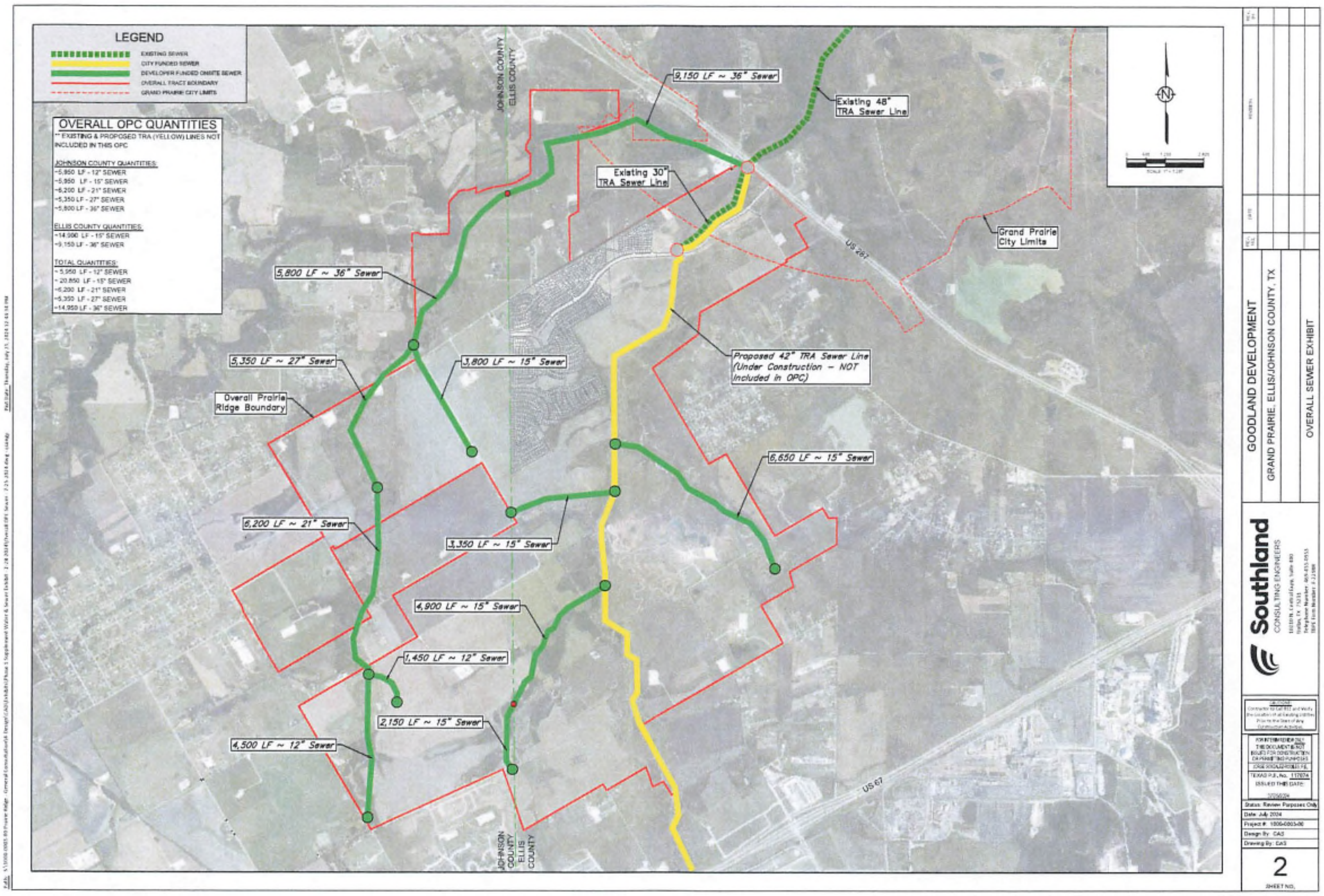
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX

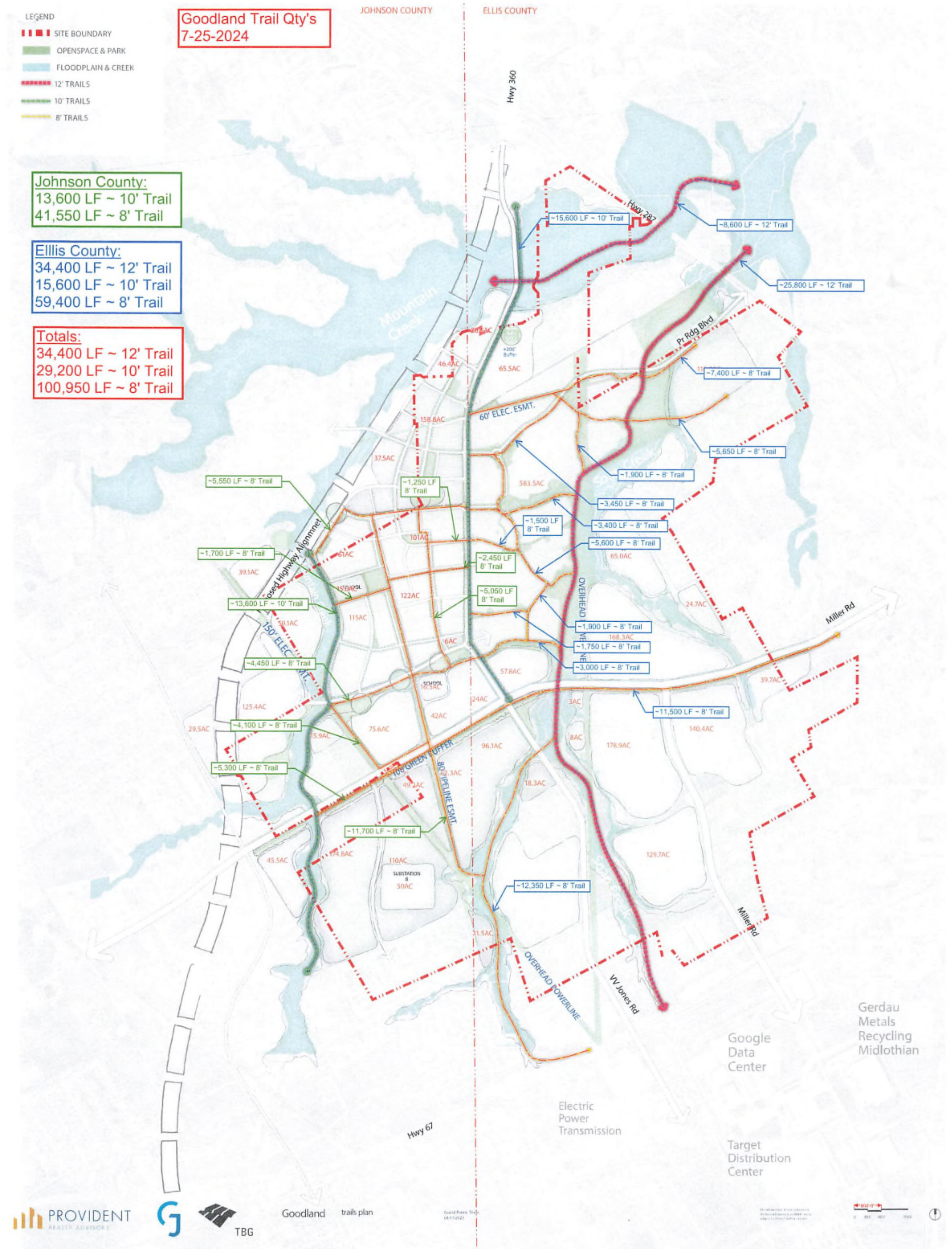
JOHNSON COUNTY - THOROUGHFARES

Status: Review Purposes Only
Date: April 2025
Drawing By: CAG
Design By: CAG

SHEET NO. 7


LEGEND
EXISTING WATER
CITY FUNDED OFFSITE WATER
DEVELOPER FUNDED ONSITE WATER
FUTURE WATER
PHASE 1 SUPPLEMENT BOUNDARY
OVERALL TRACT BOUNDARY
GRAND PRAIRIE CITY LIMITS
DELIVERY POINT
CITY FUNDED ELEVATED STORAGE TANK
CITY FUNDED PUMPING STATION
CITY FUNDED GROUND STORAGE TANK
OVERALL OPC QUANTITIES
** EXISTING 24" LINE ALONG 287 NOT INCLUDED
** EXISTING LINES INTERNAL TO GOODLAND ARE INCLUDED
** YELLOW (CITY FUNDED) LINES ARE NOT INCLUDED
** EST. GROUND STORAGE & PUMPING NOT INCLUDED
JOHNSON COUNTY QUANTITIES:
~17,750 LF - 12" WATER
~21,500 LF - 16" WATER
~3,900 LF -20" WATER
ELLIS COUNTY QUANTITIES:
~20,100 LF - 12" WATER
~46,500 LF - 16" WATER
~26,100 LF -20" WATER
TOTAL QUANTITIES:
~ 37,800 LF - 12" WATER
~ 68,000 LF - 16" WATER
~ 30,000 LF - 20" WATER
JOHNSON COUNTY
ELLIS COUNTY
Exist 20" Water
Exist 24" Water (NOT INCLUDED)
US 287
Overall Prairie Ridge Boundary
Exist 20" Water
Exist 12" Water
US 67
GOODLAND DEVELOPMENT
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX
PHASE 1 SUPPLEMENT WATER EXHIBIT
Southland
CONSULTING ENGINEERS
Status: Review Purposes Only
Date: July 2024
Design By: CAS
Drawing By: CAS
1
SHEET NO.


LEGEND
EXISTING SEWER
CITY FUNDED SEWER
DEVELOPER FUNDED ONSITE SEWER
OVERALL TRACT BOUNDARY
GRAND PRAIRIE CITY LIMITS
OVERALL OPC QUANTITIES
** EXISTING & PROPOSED TRA (YELLOW) LINES NOT INCLUDED IN THIS OPC
JOHNSON COUNTY QUANTITIES:
~5,950 LF - 12" SEWER
~5,950 LF - 15" SEWER
~6,200 LF - 21" SEWER
~5,350 LF - 27" SEWER
~5,800 LF - 36" SEWER
ELLIS COUNTY QUANTITIES:
~14,900 LF - 15" SEWER
~9,150 LF - 36" SEWER
TOTAL QUANTITIES:
~5,950 LF - 12" SEWER
~20,850 LF - 15" SEWER
~6,200 LF - 21" SEWER
~5,350 LF - 27" SEWER
~14,950 LF - 36" SEWER
JOHNSON COUNTY
ELLIS COUNTY
9,150 LF ~ 36" Sewer
Existing 48" TRA Sewer Line
Existing 30" TRA Sewer Line
Grand Prairie City Limits
US 287
5,800 LF ~ 36" Sewer
5,350 LF ~ 27" Sewer
3,800 LF ~ 15" Sewer
Proposed 42" TRA Sewer Line (Under Construction – NOT Included in OPC)
Overall Prairie Ridge Boundary
6,650 LF ~ 15" Sewer
6,200 LF ~ 21" Sewer
3,350 LF ~ 15" Sewer
4,900 LF ~ 15" Sewer
1,450 LF ~ 12" Sewer
2,150 LF ~ 15" Sewer
4,500 LF ~ 12" Sewer
US 67
GOODLAND DEVELOPMENT
GRAND PRAIRIE, ELLIS/JOHNSON COUNTY, TX
OVERALL SEWER EXHIBIT
Southland
CONSULTING ENGINEERS
TEXAS P.E. No. 117874
ISSUED THIS DATE:
Status: Review Purposes Only
Date: July 2024
Design By: CAS
Drawing By: CAS
2
SHEET NO.



Goodland Trail Qty's
7-25-2024
LEGEND
SITE BOUNDARY
OPENSPACE & PARK
FLOODPLAIN & CREEK
12' TRAILS
10' TRAILS
8' TRAILS
Johnson County:
13,600 LF ~ 10' Trail
41,550 LF ~ 8' Trail
Elllis 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
JOHNSON COUNTY
ELLIS COUNTY
Hwy 360
Hwy 287
Mountain Creek
~15,600 LF ~ 10' Trail
~8,600 LF ~ 12' Trail
~25,800 LF ~ 12' Trail
Pr Rdg Blvd
~7,400 LF ~ 8' Trail
60' ELEC. ESMT.
~5,650 LF ~ 8' Trail
~1,900 LF ~ 8' Trail
~3,450 LF ~ 8' Trail
~3,400 LF ~ 8' Trail
~1,500 LF 8' Trail
~5,600 LF ~ 8' Trail
~5,550 LF ~ 8' Trail
~1,250 LF 8' Trail
~1,700 LF ~ 8' Trail
~2,450 LF 8' Trail
~5,050 LF 8' Trail
~13,600 LF ~ 10' Trail
Proposed Highway Alignmnet
150' ELEC. ESMT.
OVERHEAD POWERLINE
~1,900 LF ~ 8' Trail
~1,750 LF ~ 8' Trail
~3,000 LF ~ 8' Trail
Miller Rd
~4,450 LF ~ 8' Trail
~11,500 LF ~ 8' Trail
~4,100 LF ~ 8' Trail
~5,300 LF ~ 8' Trail
100' GREEN BUFFER
80' PIPELINE ESMT.
~11,700 LF ~ 8' Trail
SUBSTATION
~12,350 LF ~ 8' Trail
VV Jones Rd
OVERHEAD POWERLINE
Google Data Center
Gerdau Metals Recycling Midlothian
Electric Power Transmission
Target Distribution Center
Hwy 67
28.5AC
46.4AC
65.5AC
158.8AC
37.5AC
583.5AC
101AC
65.0AC
39.1AC
122AC
115AC
24.7AC
168.3AC
57.8AC
39.7AC
125.4AC
42AC
24AC
29.5AC
75.6AC
96.1AC
178.9AC
140.4AC
18.3AC
45.5AC
110AC
50AC
129.7AC
31.5AC
PROVIDENT REALTY ADVISORS
TBG
Goodland
trails plan

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)	Abatment 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