

Sunset Amphitheatre

Catalyst Project Application



Tax Increment Reinvestment Zone No. 1
October 21, 2025

Sunset Amphitheatre

Existing Public Private Partnership
(City, MEDC, MCDC)

- Year-round activation
- 20,000 seats
- Aikman Club, firepit suites
- 5,000 parking spaces



TIRZ No. 1 Request

Catalyst Project (Economic Development)

- \$3M impact fees (FY26)
- \$6.5M off-site qualified roadway and traffic infrastructure (FY26)
- \$30.6M pass through of TIRZ-captured revenues from subject property (FY27 – FY41)

Anticipated Impact:

- \$300M economic investment
- \$3B in local impact
- 1,300 direct/indirect jobs

