



# City of Denton

City Hall  
215 E. McKinney St.  
Denton, Texas 76201  
[www.cityofdenton.com](http://www.cityofdenton.com)

## Meeting Agenda

### Tax Increment Reinvestment Zone Number Two Board

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Wednesday, May 14, 2025

12:30 PM

Development Service Center

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#### SPECIAL CALLED MEETING

After determining that a quorum is present, the Tax Increment Reinvestment Zone Number Two Board of the City of Denton, Texas, will convene in a Special Called Meeting on Wednesday, May 14, 2025, at 12:30 p.m. in the Development Service Center Training Rooms 3, 4, and 5 at 401 N. Elm Street, Denton, Texas at which the following items will be considered:

#### 1. PRESENTATIONS FROM MEMBERS OF THE PUBLIC

Citizens may complete one Request to Speak "Public Comment" card per night for the "Presentations from Members of the Public" portion of the meeting and submit it to City Staff. Presentations from Members of the Public time is reserved for citizen comments regarding item not listed on the agenda. No official action can be taken on these items. Presentation from Members of the Public is limited to five speakers per meeting with each speaker allowed a maximum of three (3) minutes.

#### 2. ITEMS FOR CONSIDERATION

- A. [TIRZ25-001](#) Consider approval of the minutes of the February 14, 2024, Tax Increment Reinvestment Zone Number Two (Westpark) Board.

Attachments: [February 14, 2024 TIRZ 2 Minutes - DRAFT](#)

- B. [TIRZ25-002](#) Receive a report, hold a discussion, and give staff direction regarding the meeting date and time for calendar year 2025.

Attachments: [Exhibit 1. Agenda Information Sheet](#)

[Exhibit 2. 2025 Annual Meeting Schedule](#)

- C. [TIRZ25-003](#) Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2023/2024 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.

Attachments: [Exhibit 1 - Agenda Information Sheet](#)

[Exhibit 2 - TIRZ Two 2023-2024 Annual Report](#)

[Exhibit 3 - Presentation](#)

#### 3. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Tax Increment Reinvestment Zone Number Two Board or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Tax Increment Reinvestment Zone Number Two Board reserves the right to adjourn into a Closed Meeting on any item on its open meeting agenda consistent with Chapter 551 of the Texas Government Code, as amended, or as otherwise allowed by law.

**CERTIFICATE**

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on May 9, 2025, in advance of the 72-hour posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

\_\_\_\_\_  
OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



# City of Denton

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215 E. McKinney St.  
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## Legislation Text

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**File #:** TIRZ25-001, **Version:** 1

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### **AGENDA CAPTION**

Consider approval of the minutes of the February 14, 2024, Tax Increment Reinvestment Zone Number Two (Westpark) Board.

**MINUTES  
CITY OF DENTON  
TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD  
February 14, 2024**

After determining that a quorum was present, the Tax Increment Reinvestment Zone Number Two Board convened on Wednesday, February 14, 2024, at 12:15 p.m., in the Development Service Center, Training Room 3, 4, & 5, 401 N. Elm Street, Denton, Texas, 76201.

**PRESENT:** Erin Carter (ex-officio), Tony Clark, Brian Danhof, Steven Edgar, Jeremy Fykes, Kerry Goree, Gerard Hudspeth, Paul Meltzer, Selwyn Rayzor, Aaron Roberts, Jason Tomlinson, Clyde Rick Woolfolk

**ABSENT:** Sara Hensley (ex-officio), Jimmy Mejia, Lee Ramsey, and Jamie Wilson (ex-officio)

**Staff present:** Ryan Adams, Scott Bray, Vanessa Esparza, Cassandra Ogden, Kristen Pulido, Cameron Robertson, Erica Sullivan, Christine Taylor, and Matilda Weeden

**1. ITEMS FOR CONSIDERATION**

**A. TIRZ24-004 Receive nominations and elect a vice chair for Tax Increment Reinvestment Zone Number Two Board of Directors.**

Meltzer made a motion to nominate Clark for the Vice-Chair position. Tomlinson seconded the motion. Motion carried (11-0).

AYES (11): Clark, Danhof, Edgar, Fykes, Goree, Hudspeth, Meltzer, Rayzor, Roberts, Tomlinson, Woolfolk

NAYS (0): None

**B. TIRZ24-001 Consider approval of the minutes of the March 8, 2023 Tax Increment Reinvestment Zone Number Two Board.**

Clark made a motion to approve the minutes of March 8, 2023. Meltzer seconded the motion. Motion carried (11-0).

AYES (11): Clark, Danhof, Edgar, Fykes, Goree, Hudspeth, Meltzer, Rayzor, Roberts, Tomlinson, Woolfolk

NAYS (0): None

**C. TIRZ24-002 Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2022/2023 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.**

Staff presented the item.

Rayzor made a motion to make a recommendation to City Council to approve the 2022/2023 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report. Tomlinson seconded the motion. Motion carried (11-0).

AYES (11): Clark, Danhof, Edgar, Fykes, Goree, Hudspeth, Meltzer, Rayzor, Roberts, Tomlinson, Woolfolk

NAYS (0): None

**D. TIRZ23-001 Receive training and hold a discussion regarding a Tax Increment Reinvestment Zone Number Two Board member orientation.**

Staff presented the item.

**2. CONCLUDING ITEMS**

With no further business, the meeting adjourned at 12:07 p.m.

\_\_\_\_\_  
**Acting Chair**

Tax Increment Reinvestment Zone Number Two Board

\_\_\_\_\_  
**Vanessa Esparza**

Administrative Assistant

Minutes Approved On: \_\_\_\_\_



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215 E. McKinney St.  
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[www.cityofdenton.com](http://www.cityofdenton.com)

## Legislation Text

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**File #:** TIRZ25-002, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and give staff direction regarding the meeting date and time for calendar year 2025.



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## AGENDA INFORMATION SHEET TAX INCREMENT REINVESTMENT ZONE NUMBER TWO BOARD

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor

**DATE:** May 14, 2025

### **SUBJECT**

Receive a report, hold a discussion, and give staff direction regarding the meeting date and time for calendar year 2025.

### **EXHIBITS**

1. Agenda Information Sheet
2. 2025 Annual Meeting Schedule

Respectfully submitted:  
Vanessa Esparza  
Administrative Assistant

**TAX INCREMENT  
REINVESTMENT ZONE NUMBER TWO BOARD  
2025 ANNUAL MEETING SCHEDULE**

Unless notified otherwise, all meetings will be held from 12:30 p.m. to 1:00 p.m. at the Development Service Center, Training Rooms 3, 4, and 5, 401 N Elm Street, Denton, Texas 76201.

**2025 Regular Meeting Date**

June 11, 2025





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City Hall  
215 E. McKinney St.  
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## Legislation Text

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**File #:** TIRZ25-003, **Version:** 1

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### **AGENDA CAPTION**

Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2023/2024 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.



## City of Denton

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### AGENDA INFORMATION SHEET TAX INCREMENT REINVESTMENT ZONE NO. 2 BOARD

**DEPARTMENT:** Economic Development

**ACM:** Christine Taylor, Assistant City Manager

**DATE:** May 14, 2025

#### **SUBJECT**

Receive a report, hold a discussion, and make a recommendation to City Council regarding the 2023/2024 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.

#### **BACKGROUND**

On December 17, 2012, the City Council adopted an Ordinance No. 2012-366 designating and describing the boundaries of Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) to provide the public infrastructure necessary to encourage development in the largest industrially zoned area in the City.

An annual report is required to be submitted to the State Comptroller of Public Accounts, detailing the previous year's TIRZ activities. According to 311.016 of the Texas Tax Code, the report is required to include: the base and appraised value; revenue in the Tax Increment Fund from all participating taxing entities; purpose of expenditures; and any outstanding bonded indebtedness interest due. Staff has drafted a report (attached) for consideration by this board and City Council.

#### **FISCAL INFORMATION**

This is the twelfth year of the Westpark TIRZ. The report period includes October 1, 2023 through September 30, 2024 (FY 2023/2024). During FY 2023/2024, \$883,732 was collected for the City's portion based on the last supplemental valuation of the calendar year from the Denton Central Appraisal District (DCAD). The City's and County's contribution in the TIRZ fund for FY 2023/2024 was \$883,732 and \$298,661, respectively. An additional \$108,061 in interest was earned for the period, bringing the total FY 2023/2024 contribution to \$1,290,454. This is a \$394,043,320 increase from the 2012 base value of \$119,458. The valuation and contribution into the TIRZ fund is illustrated in the tables that follow.

**Table 1: City Certified and Supplemental TIRZ Two Valuation Summary**

Tax Year	Certified TIRZ Tax Value	Supplemental TIRZ Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,204
2015	120,538	120,538	1,080	40%	432	3
2016	2,401,349	2,401,349	2,281,891	40%	912,756	6,237
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	160,711
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	178,812
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	281,041
2020	175,546,028	175,546,028	175,426,570	40%	70,170,628	414,325
2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	513,401
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	606,140
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	883,732
<b>Totals</b>						<b>\$3,045,606</b>

**Table 2: County Certified and Supplemental TIRZ Two Valuation Summary**

Tax Year	Certified Tax Value	Supplemental Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A
2014	566,436	241,101	121,643	40%	48,657	132
2015	120,538	120,538	1,080	40%	432	1
2016	2,401,349	2,401,349	2,281,891	40%	912,756	2,267
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	59,918
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	65,007
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	107,227
2020	175,546,028	175,546,028	175,426,570	40%	70,170,628	157,873
2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	211,491
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	235,181
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	298,661
<b>Totals</b>						<b>\$1,137,758</b>

**Table 3: TIRZ Two Total Certified and Supplement Summary**

Tax Year	Certified Tax Value	Supplemental Tax Value	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue	Interest Income**	Total Expenditures	Total Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,336	7	0	1,343
2015	120,538	120,538	1,080	40%	432	4	10	0	14
2016	2,401,349	2,401,349	2,281,891	40%	912,756	8,505	81	0	8,586
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	220,629	2,534	0	223,163
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	243,819	8,885	198,991	53,713
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	388,268	7,713	195,734	200,247
2020	175,546,028	175,546,028	175,426,570	40%	70,170,628	572,199	4,995	197,336	379,858
2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	724,893	10,947	197,203	538,637
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	841,321	62,123	862,709	40,735
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	1,182,393	108,061	210,047	1,080,407
<b>Total City and County Contributions</b>						<b>4,183,367</b>	<b>205,356</b>	<b>1,862,020</b>	<b>2,526,703</b>

*Tax Year 2014 - City used Supplement 18 dated 12/23/14 and County uses Supplement 20 dated 1/30/2015.*

*Tax Year 2016 includes interest earned through 12/31.*

*Tax Year 2023- City used Supplement 19.*

*Total Fund Balance at 9/30/24 is \$2,526,703.*

## **EXHIBITS**

Exhibit 1 – Agenda Information Sheet

Exhibit 2 – TIRZ Two 2023-2024 Annual Report

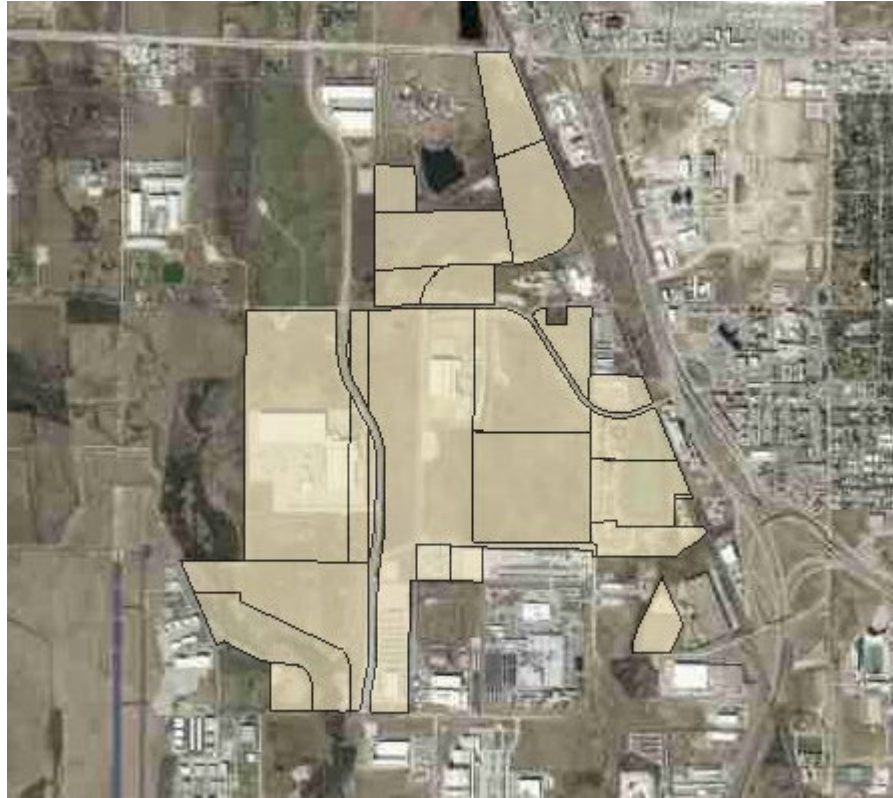
Exhibit 3 – Presentation

Respectfully submitted:

Erica Sullivan

Economic Development Program Administrator

**Tax Increment Reinvestment Zone Number Two  
(Westpark TIRZ)  
2023/2024 Annual Report**



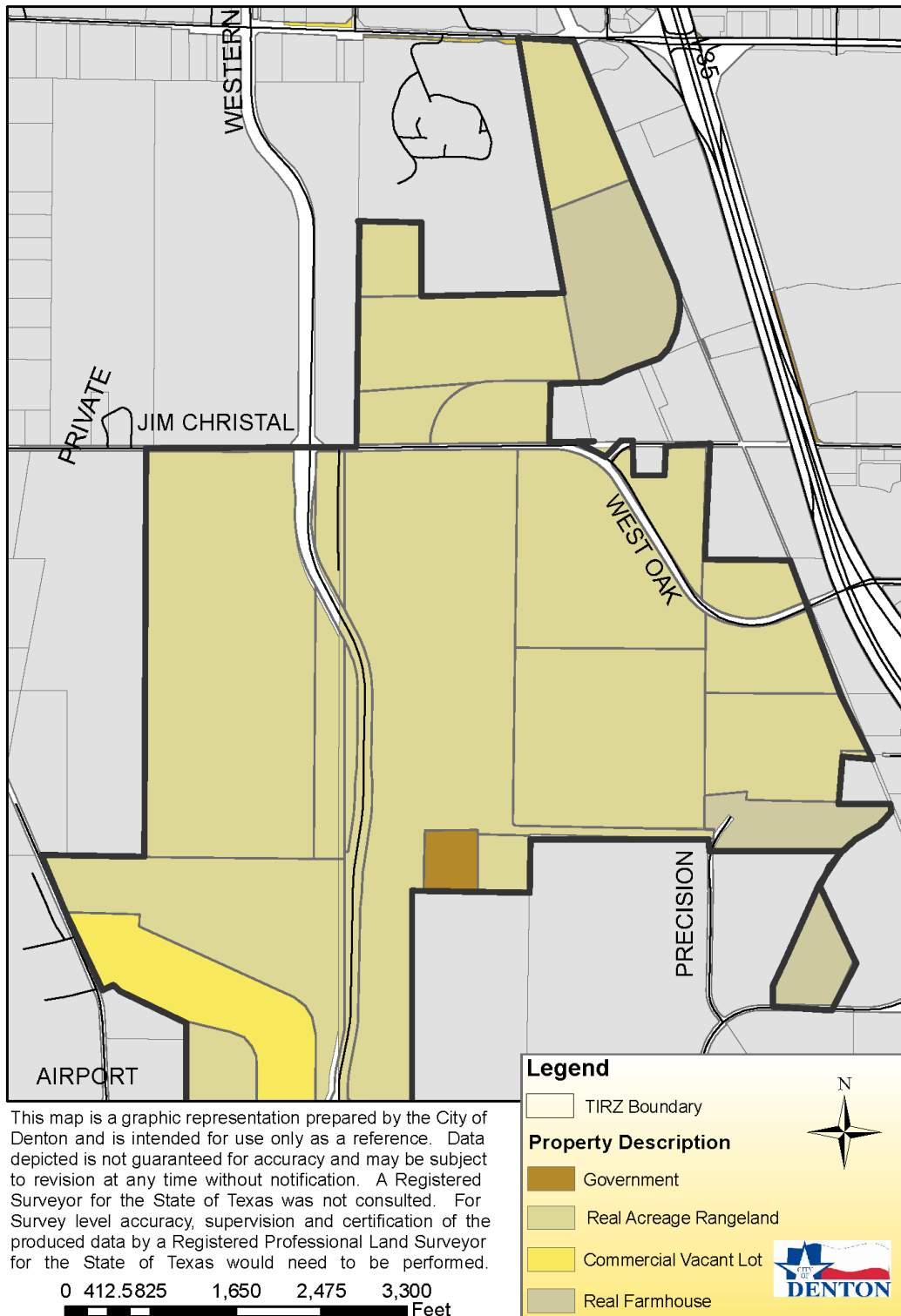
**City of Denton  
Economic Development Department  
401 N. Elm Street  
Denton, Texas 76201  
940-349-7776  
[www.dentonedp.com](http://www.dentonedp.com)**

**October 1, 2023 to September 30, 2024**

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## Tax Increment Reinvestment Zone Number Two



## **Mission Statement**

The mission of the Tax Increment Reinvestment Zone (TIRZ) Number Two is to provide a source of funding for public infrastructure improvements to encourage and accelerate necessary development within the largest industrially zoned area within the City.

## **Background and Purpose**

Tax increment financing originated as a tool for governments to publicly finance needed improvements and enhance infrastructure within a defined area in order to stimulate private development and redevelopment. A TIRZ is a defined area where public infrastructure improvements are deemed necessary to promote development. The costs of the improvements to the area are repaid by the contribution of future tax revenues. Specifically, each taxing entity may choose to dedicate all, a portion, or none of the tax revenue that is attributable to the increase in property values. The additional tax revenue that is received from the affected properties is referred to as the tax increment. An ad valorem valuation base is established the first year, and the revenue from the increased valuation from subsequent years is allocated into a TIRZ fund to support development projects.

On December 17, 2012, the City Council adopted Ordinance No. 2012-366 designating and describing the boundaries of Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) for an industrial district of Denton, Texas; establishing the duration of the Zone; establishing a Tax Increment Fund; and establishing a Board of Directors for the Tax Increment Reinvestment Zone. The City's second TIRZ consists of approximately 800 acres and is located north of Airport Road. This industrial area (Westpark) lacks the public infrastructure necessary to encourage development.

The Westpark TIRZ took effect on January 1, 2013, and will terminate on December 31, 2036, or the date when all project costs are paid and any debt is retired, whichever comes first. It is estimated that the TIRZ would generate approximately \$14.3 million over a 25-year period for infrastructure improvements. The City and Denton County will contribute \$10 million and \$4.2 million into the TIRZ fund, respectively. According to the Finance Plan, the City would retain \$43.9 million and the County would retain \$18.8 million of real and business personal property revenue over the life of the TIRZ.



## Participating Jurisdictions

**Table 1: TIRZ Two Participating Jurisdictions**

Jurisdiction	Years	2023/24 Tax Rate \$/\$100 Value	Percent of Tax Rate
City of Denton	1-10	0.560682*	40
	11-25	0.560682**	40
Denton County	1-10	0.189485*	40
	11-25	0.312867**	40

*\*Inception rate was 0.68975 for the City and .282867 for the County*

*\*\*Denotes estimate*

The TIRZ board is comprised of fourteen members. The City Council is responsible for appointing twelve members and designating the board Chair. The governing body of Denton County, which levies taxes on real property in the Westpark TIRZ, appoints one board member. Westray Group L.P, the developer, also appoints a single board representative.

### District History and Accomplishments

This is the twelfth year of the Westpark TIRZ. The report period includes October 1, 2023 through September 30, 2024 (FY 2023/2024). During FY 2023/2024, \$883,732 was collected for the City's portion based on the last supplemental valuation of the calendar year from the Denton Central Appraisal District (DCAD). The City's and County's contribution in the TIRZ fund for FY 2023/2024 was \$883,732 and \$298,661, respectively. An additional \$108,061 in interest was earned for the period, bringing the total FY 2023/2024 contribution to \$1,290,454.

The Denton City Council adopted an ordinance accepting an agreement with Denton County to participate in the Westpark TIRZ and authorizing the City Manager to execute the agreement on February 5, 2013. On February 12, 2013, the board for the Westpark TIRZ was appointed by City Council. Economic Development staff coordinated with multiple City departments, the developer, and legal counsel to develop a reimbursement/developer agreement with the developer. The agreement was approved by the Denton City Council on May 13, 2014, through Ordinance No. 2014-142.

On August 23, 2016, the Denton City Council approved the addition of a seat to the Economic Development Partnership (EDP) Board for the Texas Woman's University President and Chancellor. The adoption of Ordinance No. 2016-249 brought the EDP Board membership to twelve total.

On November 8, 2016, the following changes were made to the Westpark TIRZ board Ordinance Nos. 2012-366, 2014-039 and 2015-370, through Ordinance 2016-354, to establish a TIRZ Number Two board composition that incorporates the current EDP Board:

The Board of Directors shall consist of fourteen (14) members, twelve (12) of whom shall be appointed by the City Council of the City. All members appointed to the board shall meet the eligibility requirements set forth in the Act. Board membership shall consist of the following:

- The twelve members of the Economic Development Partnership Board;
- One member shall be appointed by the governing body of Denton County; and
- One member shall be appointed by the “Developer,” Rayzor Investments, LLP.

On April 16, 2019, Denton City Council adopted Ordinance 19-635 revising the Bylaws of the Westpark TIRZ to ensure that the Bylaws were in accordance with the adopted TIRZ and EDP ordinances and to clarify the amendment to the Bylaws process.

On March 3, 2020, Denton City Council adopted two ordinances. Ordinance 20-440 revised the Bylaws of the Westpark TIRZ to address developer terms and appointment of the chair. Ordinance 20-441 amended Ordinance No. 2012-366, as amended by ordinances 2014-039, 2014-274, 2015-370, and 2016-354 relating to the Westpark TIRZ, to amend the number of terms the developer representative may serve on the board of directors.

The terms of the board members shall be two-year terms; the twelve (12) members appointed by City Council will serve terms concurrent with their EDP terms. A board member may serve no more than three consecutive terms, except the Developer appointee may serve unlimited terms but must be re-nominated upon expiration of each term. The City Council shall designate a member of the board to serve as chairman of the board of directors, and the board shall elect from its members a vice chairman and other officers as it sees fit.

### **Summary of TIRZ Two Board Meetings**

The Westpark TIRZ Board recommended approval of the 2022/2023 Annual Report on February 14, 2024. The Board also participated in a TIRZ Board member orientation. The Board member attendance is shown in Table 2.

**Table 2: Board Member Attendance**

Member	Company/Affiliation	Present 2/14/24
<b>Vacant (at time of meeting)</b>	Denton County	
<b>Tony Clark</b>	Independent Bank	X
<b>Gerard Hudspeth</b>	City of Denton Council Member	X
<b>Rick Woolfolk</b>	Aviation	X
<b>Jimmy Mejia</b>	La Azteca	
<b>Paul Meltzer</b>	City of Denton Council Member	X
<b>Brian Danhoff</b>	Peterbilt	X
<b>Kerry Gorre</b>	Black Chamber of Commerce	X
<b>Steve Edgar</b>	Medical City Denton	X
<b>Jeremy Fykes</b>	Denton Chamber of Commerce	X
<b>Lee Ramsey</b>	Denton Chamber of Commerce	
<b>Carine Feyten/Jason Tomlinson*</b>	Texas Woman's University	X
<b>Neal Smatresk/Aaron Roberts</b>	University of North Texas	X
<b>Selwyn Rayzor</b>	Rayzor Investments	X

Ex-Officio Member	Company/Affiliation	Present 2/14/24
Sara Hensley	City Manager of Denton	
Erin Carter	Denton Chamber of Commerce	X
Susannah O'Bara	Denton Independent School District	

*\*Indicates Proxy*

At the February 6, 2024 City Council meeting, Council confirmed the following EDP Board members as Westpark TIRZ members: Brian Danhof, Aaron Roberts, Rick Woolfolk, Jeremy W. Fykes, Gerard Hudspeth, and Kerry Goree. Steve Edgar was also appointed as Board Chair.

At the September 17, 2024 City Council Meeting, John Withers was appointed as the Westpark TIRZ Number Two Board Denton County representative.

During FY 2023-24, the TIRZ Board received reports and took action on the following items:

1. Elected a vice chair for TIRZ Number Two Board of Directors.
2. Approved the minutes of the March 8, 2023 meeting.
3. Receive a report, hold a discussion, and give staff direction regarding the meeting dates and times for calendar year 2024.
4. Recommended approval of the 2022/2023 Annual Report for TIRZ Number Two to City Council.

5. Receive a training and hold a discussion regarding TIRZ Number Two Board member orientation.

## Budget and Project Status

The Westpark TIRZ district has established in its Project and Finance Plans a budget for public improvement expenditures necessary to support public infrastructure and private investment in the district. Table 3, which follows, provides the TIRZ projects and estimated costs.

**Table 3: TIRZ Projects Costs**

PROJECT	ESTIMATED COST, \$M
Street Improvements	\$8,000,000
Utilities and Drainage	\$5,000,000
Industrial Projects	\$1,275,430
<b>TOTAL</b>	<b>\$14,275,430</b>

## Project Definitions

Street Improvements: includes the construction and reconstruction of paving improvements capable of handling heavy truck traffic and that provide common turning radius for semi trailers and may consist of, but are not limited to, primary and secondary major arterial thoroughfares and collector streets that will provide improved access within the industrial park, to State highways, and Interstate 35.

Utilities and Drainage: includes the extension of water and wastewater lines along the right-of-way of the streets within the zone. Water and wastewater lines will be built to adequately accommodate the zone at build-out and its anticipated industrial users.

A number of properties in the district are situated in the floodplain. Adequate stormwater drainage will be built to accommodate the maximum use of the land and comply with the drainage standards in the Denton Development Code.

Industrial Projects: may include grants, loans and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that stimulate economic development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development.

## Revenues

According to Denton Central Appraisal District (DCAD) supplemental valuation figures, the FY 2023-24 total appraised valuation of taxable real property in the Westpark TIRZ was \$394,162,688.

This is a \$394,043,230 increase from the 2012 base value of \$119,458. The valuation and contribution into the TIRZ fund is illustrated in the tables below.

**Table 4: City Certified and Supplemental TIRZ Two Valuation Summary**

Tax Year	Certified TIRZ Tax Value	Supplemental TIRZ Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,204
2015	120,538	120,538	1,080	40%	432	3
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2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	160,711
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	178,812
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	281,041
2020	175,546,028	175,546,028	175,426,570	40%	70,170,628	414,325
2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	513,401
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	606,140
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	883,732
<b>Totals</b>						<b>\$3,045,606</b>

**Table 5: County Certified and Supplemental TIRZ Two Valuation Summary**

Tax Year	Certified Tax Value	Supplemental Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A
2014	566,436	241,101	121,643	40%	48,657	132
2015	120,538	120,538	1,080	40%	432	1
2016	2,401,349	2,401,349	2,281,891	40%	912,756	2,267
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	59,918
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	65,007
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	107,227
2020	175,546,028	175,546,028	175,426,570	40%	70,170,628	157,873
2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	211,491
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	235,181
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	298,661
<b>Totals</b>						<b>\$1,137,758</b>

**Table 6: TIRZ Two Total Certified and Supplement Summary**

Tax Year	Certified Tax Value	Supplemental Tax Value	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue	Interest Income**	Total Expenditures	Total Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,336	7	0	1,343
2015	120,538	120,538	1,080	40%	432	4	10	0	14
2016	2,401,349	2,401,349	2,281,891	40%	912,756	8,505	81	0	8,586
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	220,629	2,534	0	223,163
2018	68,549,662	72,165,650	72,046,192	40%	28,818,477	243,819	8,885	198,991	53,713
2019	110,654,075	119,113,120	118,993,662	40%	47,597,465	388,268	7,713	195,734	200,247
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2021	226,991,678	226,957,789	226,838,331	40%	90,735,332	724,893	10,947	197,203	538,637
2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	841,321	62,123	862,709	40,735
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	1,182,393	108,061	210,047	1,080,407
<b>Total City and County Contributions</b>						<b>4,183,367</b>	<b>205,356</b>	<b>1,862,020</b>	<b>2,526,703</b>

Contribution 40%

\* Tax Year 2014 - City uses Supplement 18 dated 12/23/14 and County uses Supplement 20 dated 1/30/2015.

\*Tax Year 2023 - City used Supplement 19.

\*\* Tax Year 2016 includes interest earned through 12/31.

Total Fund Balance at 9/30/24 is **\$2,526,703**.

The 800-acre Westpark TIRZ is adjacent to the Denton Airport Business Park. Currently, a portion of the land within the TIRZ boundary has an agricultural exemption. While the net taxable value, after the agricultural exemption, is \$394,162,688 the market value of the district is \$423,247,653. Once the property is sold and developed, the exemption will be removed and the valuation will more accurately reflect the market value of the land.

## Expenditures

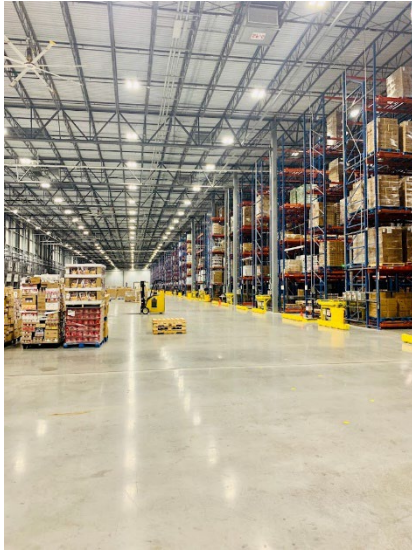
TIRZ expenditures in FY 2023-24 amounted to a total of \$210,047 for the WinCo Foods ad valorem TIRZ Grant. This is the sixth year of the agreement for WinCo Foods.



Under the Chapter 380 Agreement, WinCo Foods will pay 100% of the property taxes owed to the City and County and will receive a grant equal to 40% of the contribution of the City and County into the Tax Increment Fund (land and improvements) from the distribution center. Both entities participate in the Westpark TIRZ at a rate of 40%. Business personal property (equipment) is not included in the TIRZ contribution.



WinCo will receive 40% of the ad valorem tax contribution (land and improvements) into the Tax Increment Fund from the City and Denton County, 60% of the City's portion of the ad valorem by the project (excluding land, inventory, vehicles and supplies) until the construction costs for Phase I public improvements have been reimbursed.



The Agreement thresholds require a minimum valuation of \$50 million in real property improvements and business personal property value. Since WinCo Foods met their threshold requirements, they received ad valorem grant payments equal to:

- 40% of the ad valorem tax contribution (land and improvements) into the Tax Increment Fund from the City and Denton County in the amount of \$210,047, and
- 60% of the eligible amount of the real and personal property ad valorem taxes paid to the City (excluding land, inventory, vehicles and supplies) into the General Fund in the amount of \$236,261.

## **2023/2024 Work Program**

The First Amendment to the Reimbursement Agreement was made in order to accommodate WinCo Foods, a company that acquired approximately 77 acres in the Westpark Tax Increment Reinvestment Zone Number Two.

WinCo Foods agreed to execute Phase I of the Reimbursement Agreement and was awarded an economic incentive to reimburse the improvements. The 800,000 square foot distribution facility is located on the west side of Western Boulevard, north of Airport Road. WinCo Foods is a regional retailer with multiple distribution facilities across the United States. The project received a Certificate of Occupancy in January 2017 and has created 165 jobs.

The terms of the grant agreement end when full reimbursement has occurred, and include the following forms of reimbursement: up to \$1 million for water lines, utilizing the City's Water Development Plan Line Fund; up to \$865,000 in reimbursement for the sewer lines, utilizing the City's Wastewater Development Plan Line Fund; 100% of the Sales and Use Tax for construction materials, furniture, fixtures, and equipment for the construction of the project; 100% of the tax increment collected in the Westpark TIRZ fund associated directly with the project, until full reimbursement occurs. The contribution includes the City's 40% contribution to the TIRZ fund annually. The City's remaining 60% of ad valorem revenue will also be utilized until full reimbursement occurs. It is anticipated that full reimbursement will occur in approximately ten

years. The first year after full reimbursement, the second term of the grant agreement shall commence, and will include the following: a 60% rebate of the City's ad valorem revenue for a period of four years.

Reimbursements for the utility Development Plan Line Fund and sales and use tax grant for construction have been processed. WinCo foods received a Certificate of Occupancy (CO) on January 18, 2017. The ad valorem and TIRZ grants commenced the first year following receipt by grantee of a CO in 2018.

On February 2, 2018, United States Cold Storage (USCS) closed on a 40-acre site on Jim Christal Road east of Western Boulevard in the Westpark Tax Increment Reinvestment Zone (TIRZ). USCS plans to offer storage, re-pack, and case pick, distribution and transportation solutions for production facilities in the United States and Mexico. Preliminary plans provide for rail service, export services to Mexico, cooler and freezer storage, and on-site customer offices.

USCS received a Certificate of Occupancy on April 14, 2020. The company invested approximately \$34 million in the project, created 44.4 million in new ad valorem value, for the 2023tax year, in Denton. The electric demand is 1.5 megawatts annually, which make USCS a Top 25 customer for DME. The company currently employs 148 with an average salary of \$53,053.

The location of this project necessitated Phase II of the Westpark TIRZ improvements, which generally consisted of water and wastewater line extensions and improvements, drainage improvements, and road reconstruction, all along Jim Christal Road and West Oak Street.

In 2019, Tyson Sales and Distribution received an abatement of 25% of their business personal property only (which does not go into the TIRZ) for 6 years. The Company provides refrigerated warehousing and distribution services to the Tyson Foods, Inc. companies. The company had planned to construct 350,000+ square foot highly automated refrigerated distribution center next to USCS. The company was slated to employ 100 on a full-time basis with hourly wages ranging from \$20 to \$45. The grantee was required to create 95 jobs with an average hourly wage of \$23.58. A \$25.5 million business personal property valuation threshold was required in year one. This project was approved right before the pandemic and was put on hold, as the company reexamined and prioritized their expansions. The Agreement was terminated ab initio, as the grantee did not meet the timely requirement in the Agreement for the construction of the facility. Tyson is currently planning to develop a maintenance facility at site that was originally planned for a cold storage distribution facility.

A number of industrial projects, which will total over three million square feet, are currently underway in the zone and industrial area. The Retreat at Denton II, a multi-family development, has been constructed. The project includes 193 units on 21.9 acres in the southern section of the zone.



Ironwood Realty Partners and Scannell Properties have partnered on an industrial project, Denton Crossing @ I-35, which will house approximately 1.2 million square feet of industrial speculative space along Western Boulevard. There are a total of four buildings that have been constructed.

Exeter has completed a building (Exeter Westpark I) comprising 649,000 square feet, where W. Oak Street and Jim Christal meet, that is the newest distribution center for Lowe's Home Improvement. Exeter has also constructed three buildings adjacent to the TIRZ boundary at the northwest corner of Western Boulevard and Jim Christal Road. The square footage of these buildings are 324,000 square feet, 421,000 square feet, and 1,076,000 square feet. Ariat International has leased 500,000 square feet at 1011 Western Blvd.

Hunt Southwest is constructing a 227,420 square foot building on a 17-acre site on S. Western Boulevard and Jim Christal at the I-35 Convergence. To the north, property owners plan to build a 250,080 SF warehouse build-to-suit on seven of the acres, which was leased to Lotte Global Logistics.

Denton Point is comprised of two buildings totaling 242,320 square feet. Building 2 is a 130,000 SF facility located along Western Boulevard. Denton Point is a rail-served development ideal for manufacturing and supply chain use. Westcore, based in San Diego, purchased Denton Point for \$32 million. Denton 1 is occupied by a shipping and logistics operation, DHL.

Westpark Industrial is located in a 16-acre parcel on S. Western Boulevard, south of the Tyson plat, that is divided into two sites that each have speculative buildings totaling 242,378 square feet.

The Cold Creek Solutions and ARCO National Construction industrial project is a cold storage facility that is under construction along I-35 and North Elm on 20.3 acres.

Holt Lunsford has purchased 45 acres for a new project located at the corner of Western and Jim Christal. Plans for the industrial park are still in the design phase.

**Appendix A:**  
**TIRZ Two (Westpark)**  
**Balance Sheet**

**CITY OF DENTON**  
**TAX INCREMENT FINANCING REINVESTMENT ZONE (TIRZ) NUMBER TWO WESTPARK**  
**ACTUAL REVENUE**

**City of Denton**

Tax Year	Certified Tax Value	Fiscal Year as of 9/30	Supplemental Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Tax Rate	Annual TIRZ Ad Valorem Revenue
2013	\$ 119,458	2013-2014	\$ 119,458	N/A	N/A	N/A		N/A
2014	566,436	2014-2015	555,807	436,349	40%	174,540	0.689750%	1,204
2015	120,538	2015-2016	120,538	1,080	40%	432	0.689750%	3
2016	2,401,349	2016-2017	2,401,349	2,281,891	40%	912,756	0.683340%	6,237
2017	63,108,366	2017-2018	63,108,366	62,988,908	40%	25,195,563	0.637856%	160,711
2018	68,549,662	2018-2019	72,165,650	72,046,192	40%	28,818,477	0.620477%	178,812
2019	110,654,075	2019-2020	119,113,120	118,993,662	40%	47,597,465	0.590454%	281,041
2020	175,546,028	2020-2021	175,546,028	175,426,570	40%	70,170,628	0.590454%	414,325
2021	226,991,678	2021-2022	226,957,789	226,838,331	40%	90,735,332	0.565823%	513,401
2022	270,388,646	2022-2023	270,388,646	270,269,188	40%	108,107,675	0.560682%	606,140
2023	394,162,688	2023-2024	394,162,688	394,043,230	40%	157,617,292	0.560682%	883,732
Totals								<u>\$ 3,045,606</u>

**Denton County**

Tax Year	Certified Tax Value	Fiscal Year as of 9/30	Supplemental Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Tax Rate	Annual TIRZ Ad Valorem Revenue
2013	\$ 119,458	2013-2014	\$ 119,458	N/A	N/A	N/A		N/A
2014	566,436	2014-2015	241,101	121,643	40%	48,657	0.27220%	132
2015	120,538	2015-2016	120,538	1,080	40%	432	0.26200%	1
2016	2,401,349	2016-2017	2,401,349	2,281,891	40%	912,756	0.24841%	2,267
2017	63,108,366	2017-2018	63,108,366	62,988,908	40%	25,195,563	0.23781%	59,918
2018	68,549,662	2018-2019	72,165,650	72,046,192	40%	28,818,477	0.22557%	65,007
2019	110,654,075	2019-2020	119,113,120	118,993,662	40%	47,597,465	0.22528%	107,227
2020	175,546,028	2020-2021	175,546,028	175,426,570	40%	70,170,628	0.22499%	157,873
2021	226,991,678	2021-2022	226,957,789	226,838,331	40%	90,735,332	0.23309%	211,491
2022	270,388,646	2022-2023	270,388,646	270,269,188	40%	108,107,675	0.21754%	235,181
2023	394,162,688	2023-2024	394,162,688	394,043,230	40%	157,617,292	0.18949%	298,661
Totals								<u>\$ 1,137,758</u>

**Total**

Tax Year	Certified Tax Value	Fiscal Year as of 9/30	Supplemental Tax Value*	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Combined Tax Rate	Annual TIRZ Ad Valorem Revenue	Interest Income***	Total Revenue	Total Expenditures	Fund Balance**
2013	\$ 119,458	2013-2014	\$ 119,458	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A
2014	566,436	2014-2015	555,807	436,349	40%	174,540	0.961950%	1,336	7	1,343	-	1,343
2015	120,538	2015-2016	120,538	1,080	40%	432	0.951750%	4	10	14	-	14
2016	2,401,349	2016-2017	2,401,349	2,281,891	40%	912,756	0.931749%	8,505	81	8,586	-	8,586
2017	63,108,366	2017-2018	63,108,366	62,988,908	40%	25,195,563	0.875668%	220,629	2,534	223,163	-	223,163
2018	68,549,662	2018-2019	72,165,650	72,046,192	40%	28,818,477	0.846051%	243,819	8,885	252,704	198,991	53,713
2019	110,654,075	2019-2020	119,113,120	118,993,662	40%	47,597,465	0.815732%	388,268	7,713	395,981	195,734	200,247
2020	175,546,028	2020-2021	175,546,028	175,426,570	40%	70,170,628	0.815439%	572,199	4,995	577,194	197,336	379,858
2021	226,991,678	2021-2022	226,957,789	226,838,331	40%	90,735,332	0.798909%	724,893	10,947	735,840	197,203	538,637
2022	270,388,646	2022-2023	270,388,646	270,269,188	40%	108,107,675	0.778225%	841,321	62,123	903,444	862,709	40,735
2023	394,162,688	2023-2024	394,162,688	394,043,230	40%	157,617,292	0.750167%	1,182,393	108,061	1,290,454	210,047	1,080,407
Totals								<u>\$ 4,183,367</u>	<u>\$ 205,356</u>	<u>\$ 4,388,723</u>	<u>\$ 1,862,020</u>	<u>\$ 2,526,703</u>

\* Tax Year 2014 - City uses Supplement #18 dated 12/23/14 and County uses Supplement #20 dated 1/30/2015.

Tax Year 2016 includes interest earned through 12/31

\* Tax Year 2023- City used Supplement 19.

\*\*Fund Balance as of September 30, 2024 is \$2,526,703 which includes the Winco expense of \$210,047.



# **Westpark Tax Increment Reinvestment Zone Two: 2023/2024 Annual Report**

## **TIRZ Number Two Board Meeting**

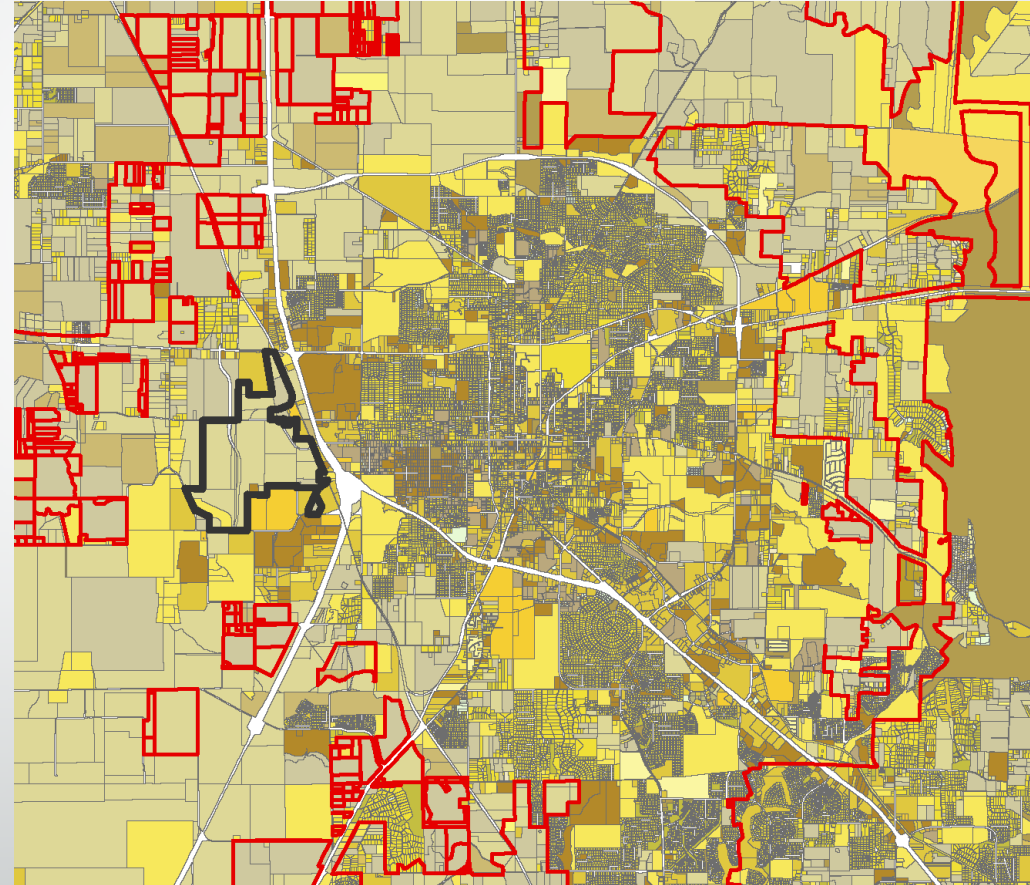
Erica Sullivan

Economic Development Program Administrator

May 14, 2025

# Background

On December 17, 2012, City Council adopted Ordinance No. 2012-366 designating and describing the boundaries of Tax Increment Reinvestment Zone Number Two (Westpark TIRZ)

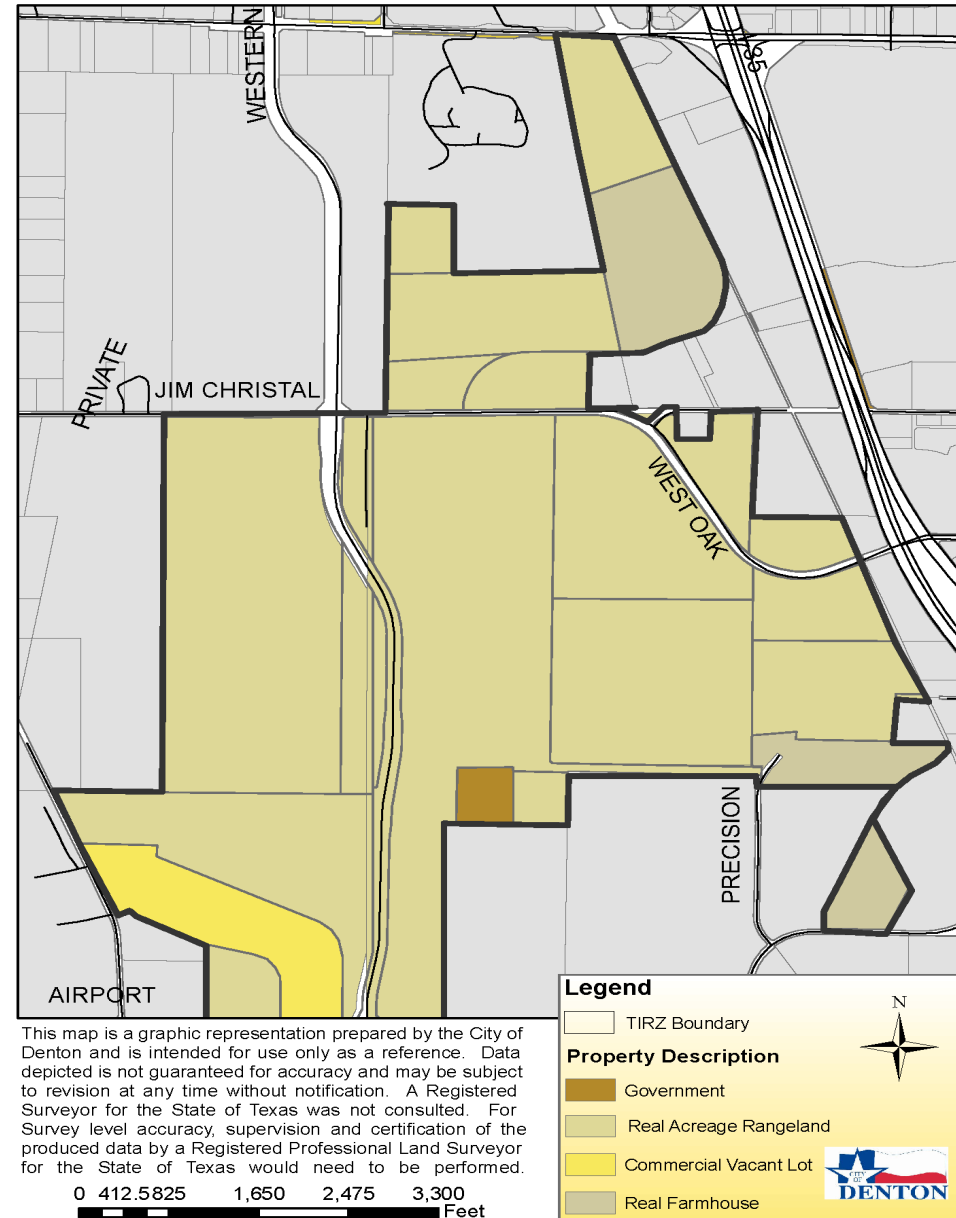


# Background

TIRZ Number Two is comprised of approximately 800 acres and is located north of Airport Road

ID: TIRZ25-003; 5/14/25

Exhibit B: Westpark TIRZ



# TIRZ Projects

- The district has established in its Project and Finance Plans a budget for public improvement expenditures necessary to support public infrastructure and private investment in the district.

Improvements	Estimated Project Cost
Street Improvements	\$8,000,000
Utilities and Drainage	\$5,000,000
Industrial Projects	\$1,275,430
TOTAL	\$14,275,430

# Participation

Jurisdiction	Years	2023/24 Tax Rate \$/\$100 Value	Percent of Tax Rate
City of Denton	1-10	\$0.560682*	40
	11-25	\$0.560682**	40
Denton County	1-10	\$0.189485*	40
	11-25	\$0.312867**	40

*\*Inception rate was 0.68975 for the City and .282867 for the County*

*\*\*Denotes estimate*



# TIRZ No. Two Board

The TIRZ Board of Directors structure consists of 14 members

- The twelve members of the Economic Development Partnership Board
- Denton County has a single board member.
- Rayzor Investments, LLP the “Developer” has a single board member.

# TIRZ Annual Report

- According to Chapter 311.016 of the Texas Tax Code, the report is required to include:
  - the base and appraised value
  - revenue in the Tax Increment Fund from all participating taxing entities
  - purpose of expenditures
  - Amount of principal and any outstanding bonded indebtedness interest due.

# City Valuation Summary

Tax Year	Certified TIRZ Tax Value	Supplemental TIRZ Tax Value	Incremental Increase (Decrease)	Contribution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue
2013	119,458	119,458	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,204
2015	120,538	120,538	1,080	40%	432	3
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2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	883,732
<b>Totals</b>						<b>\$3,045,606</b>

# County Valuation Summary

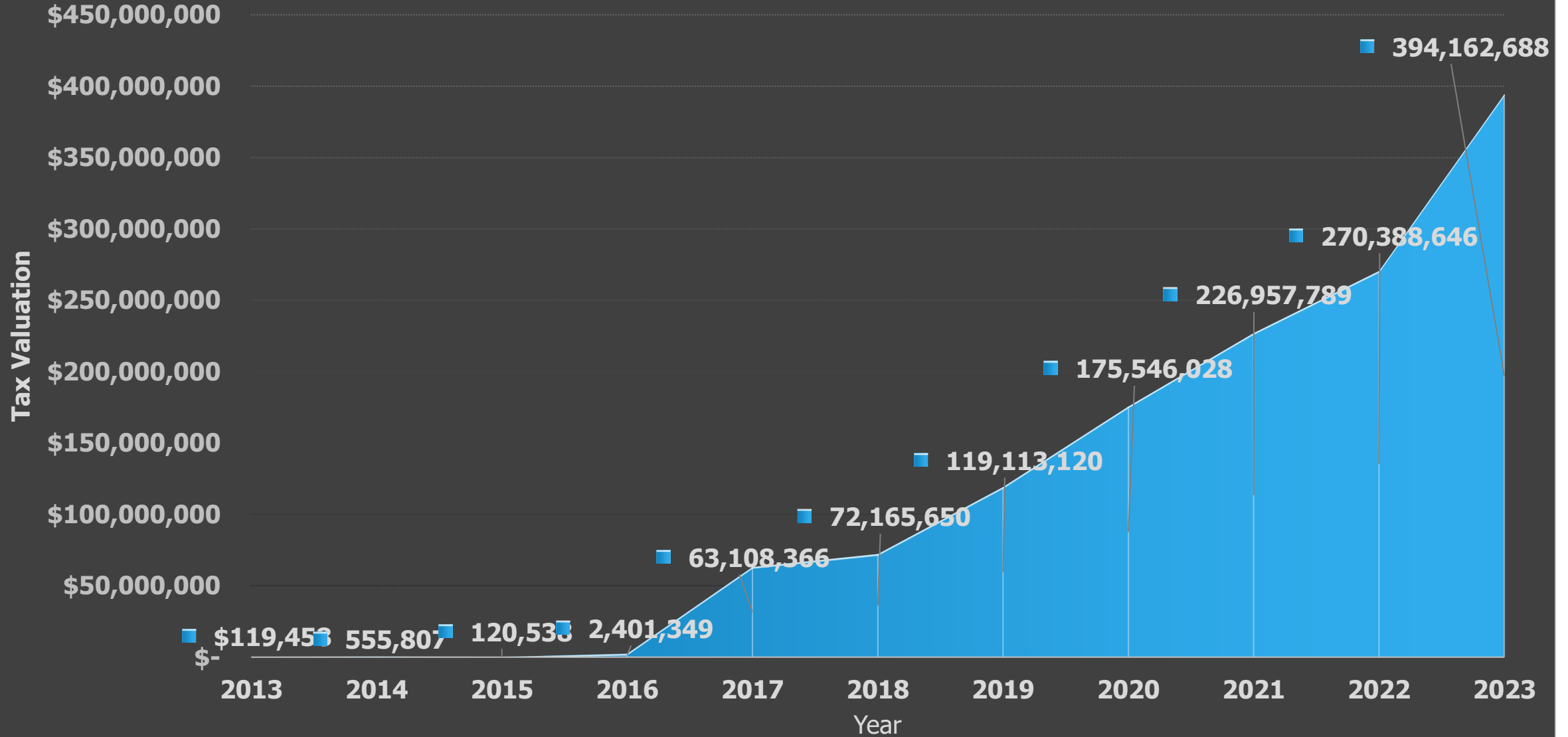
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2013	119,458	119,458	N/A	N/A	N/A	N/A
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2022	270,388,646	270,388,646	270,269,188	40%	108,107,675	235,181
2023	394,162,688	394,162,688	394,043,230	40%	157,617,292	298,661
<b>Totals</b>						<b>\$1,137,758</b>

# Total Valuation Summary

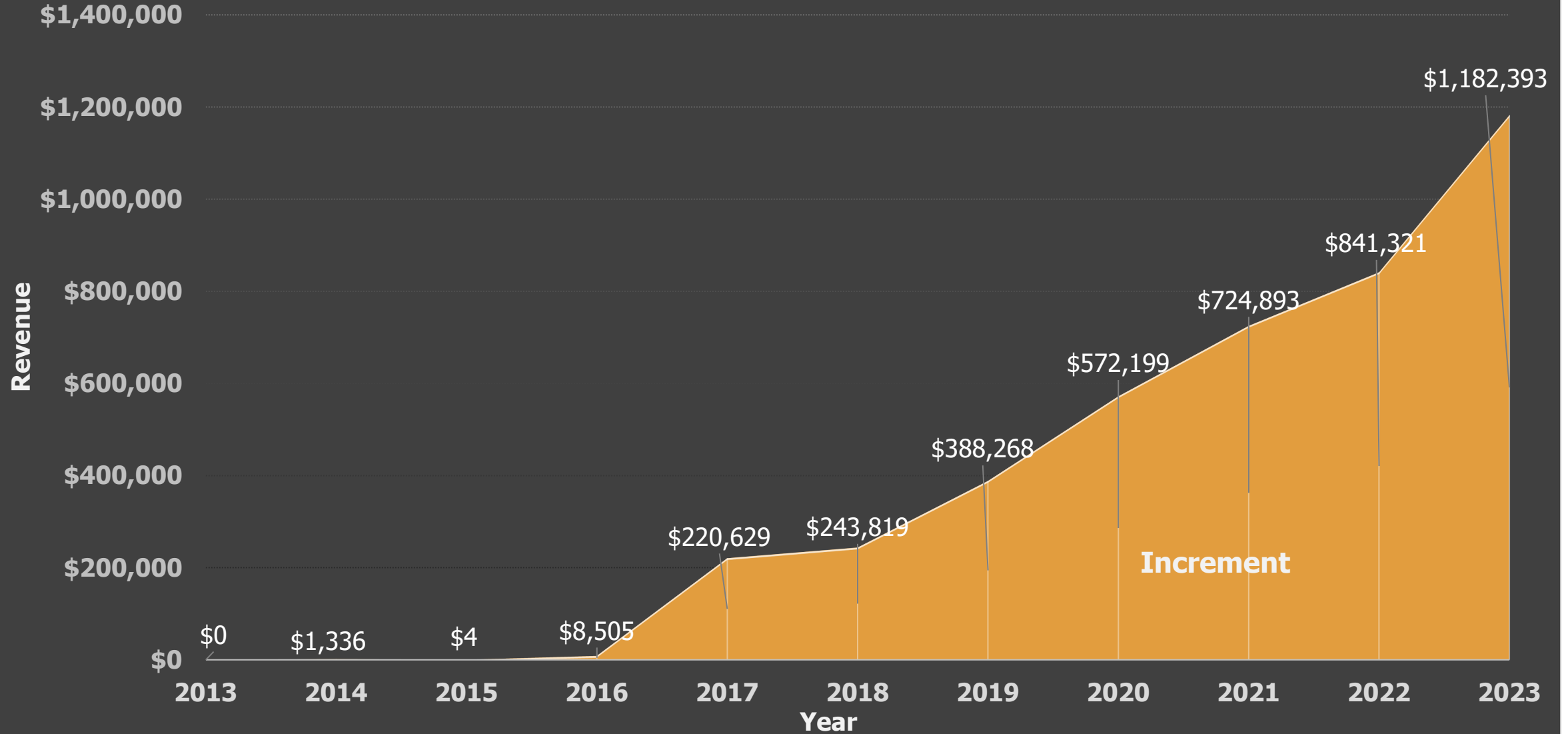
Tax Year	Certified Tax Value	Supplemental Tax Value	Incremental Increase (Decrease)	Contri- bution	Adjusted Incremental Value	Annual TIRZ Ad Valorem Revenue	Interest Income	Total Expenditures	Total Fund Balance
2013	119,458	119,458	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2014	566,436	555,807	436,349	40%	174,540	1,336	7	0	1,343
2015	120,538	120,538	1,080	40%	432	4	10	0	14
2016	2,401,349	2,401,349	2,281,891	40%	912,756	8,505	81	0	8,586
2017	63,108,366	63,108,366	62,988,908	40%	25,195,563	220,629	2,534	0	223,163
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<b>Total City and County Contributions</b>						<b>4,183,367</b>	<b>205,356</b>	<b>1,862,020</b>	<b>2,526,703</b>

ID: TIRZ25-003; 5/14/25

## TIRZ Two Supplemental Valuation



## TIRZ Two Revenue



*TIRZ revenue does not include interest*

ID: TIRZ25-003; 5/14/25

# Top 10 Taxpayers in TIRZ Number Two

**For Entity :** DENTON CITY TIRZ 2 (Westpark)

**Year:** 2024

**State Code:** <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
902250	WINCO FOODS LLC	\$71,000,000	\$71,000,000
1773057	POOL 2 INDUSTRIAL TX LLC	\$52,000,450	\$52,000,450
1032785	SP DENTON 1 LLC	\$50,763,270	\$50,763,270
1002429	RETREAT AT DENTON LLC	\$43,600,000	\$43,600,000
984397	UNITED STATES COLD STORAGE LP	\$39,500,000	\$39,500,000
1768544	JCC 900 WESTERN BOULEVARD LLC & JAMES CAMPBELL COMPAN	\$32,224,160	\$32,224,160
1818372	WESTCORE CG II DENTON LLC	\$23,262,720	\$23,262,720
1740120	LH-HM DENTON WESTPARK 1 LLC	\$21,441,859	\$21,441,859
219123	PACCAR INC	\$19,169,493	\$19,169,493
1761071	LH-HM DENTON WESTPARK II LLC	\$18,571,280	\$18,571,280

SEQ	Year	PropID	Type	GEO ID	Ref ID	Tax Office ID	Owner Name	Property Address	City	Legal Description	Market Value	Appraised Value
1	2024	27313	R	SD0296A-000001-0000-0001-0000	354607	SD0296A-000001-0000-0001-	PACCAR INC	1700 WOODBROOK ST	DENTON	SOUTHRIDGE BLK 1 LOT 1	\$10,200,000	\$10,200,000
2	2024	40174	R	A0797A-000-0015-0000	367146	A0797A-000-0015-0000	PACCAR INC	920 S I35E	DENTON	A0797A J. MCGOWAN, TR 15, 4.086 ACRES, OLD DCAD TR 2,	\$1,268,640	\$1,268,640
3	2024	495222	R	SD4208A-000000A-0000-0002-0000		SD4208A-000000A-0000-0002	PACCAR INC			RYAN COMPANIES ADDN BLK A LOT 2(MID PT)	\$2,153,436	\$1,073
4	2024	1003688	R	SD0680A-000000A-0000-0002-0000		SD0680A-000000A-0000-0002	PACCAR INC	3200 AIRPORT RD	DENTON	PETERBILT ADDN BLK A LOT 2R (PT) (TIRZ 16% LAND)	\$32,640,000	\$32,640,000

**ID: TIRZ25-003; 5/14/25**



# Staff Recommendation

- The Westpark TIRZ No. Two Board of Directors recommend that the City Council approve the 2023/2024 Tax Increment Reinvestment Zone Number Two (Westpark TIRZ) Annual Report.



# Questions?