

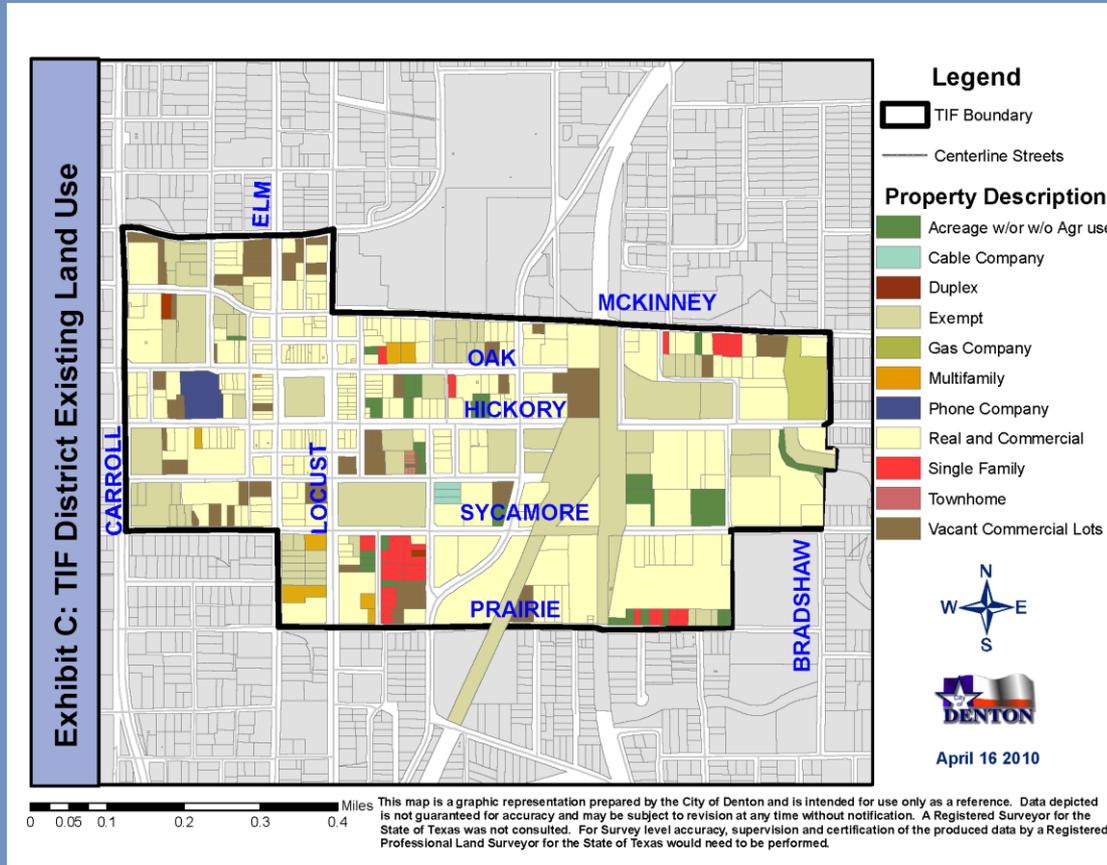
Tax Increment Financing Zone Number One (Downtown TIF) 2017 Annual Report

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Downtown TIF #1



Background

The Downtown TIF took effect on January 1, 2011 and will terminate on December 31, 2041, or when the budget of \$24.8 million has been collected.

The City's participation is as follows:

Years 1-5	100%
Years 6-10	95%
Years 11-20	90%
Years 21-30	85%

Project Plan

- ▶ Expected to produce \$24.8 million over 30 years.
- ▶ Parking/Transportation \$8 M
- ▶ Complete Streets \$7.9 M
- ▶ Support for downtown projects \$4.9 M
- ▶ Utility/Drainage Improvements \$4 M

Projects

Rail Yard Partners, LTD, renovated an existing 28,000 square foot building as a part of a larger transit-oriented catalyst project that includes office, retail and restaurant space along with multi-family housing.

The Agreement involves an annual grant in the amount of \$76,000 for five years, for a total incentive of \$380,000.

The second annual payment in the amount of \$76,000 was distributed for this project in 2017.

Projects

The TIF Board met on November 17, 2017, and reviewed four recommended projects. Based on costs, the TIF Board recommended funding the following, as funds became available (5-0), but not to spend more than 33% of the fund balance:

Project A: North Locust, north of the Square: sidewalks on both sides need repair or replacement, ADA ramps, and pedestrian-scale lighting from West Oak to McKinney.

Project B: North Elm, north of the Square: sidewalks on both sides need repair or replacement, ADA ramps, and pedestrian scale lighting from West Oak to Parkway.

Project C: Pedestrian scale lighting on West Oak Street, west of the Square, from the 200 block to the east side of Carroll Boulevard.

Project D: Pedestrian scale lighting on West Hickory Street, west of the Square, Cedar Street to the east side of Carroll B Boulevard.

Contribution Summary

Certified and Supplement Summary						
Year	TIRZ Certified Value	Supplement TIRZ Value	Annual Captured Supplement Value	Supplement Contribution to TIRZ Fund	Interest	Total TIRZ Fund
2010	79,356,854	79,356,854	N/A	N/A	N/A	N/A
2011	81,657,808	80,331,050	\$974,196	6,720	17	6,737
2012	89,605,635	93,040,263	\$13,683,409	94,381	297	94,678
2013	96,287,950	100,452,300	\$21,095,446	145,506	1,084	146,590
2014	114,885,073	116,769,435	\$37,412,581	258,053	2,821	260,874
2015	118,440,576	127,204,599	\$47,847,745	330,030	5,855	335,885
2016*	136,021,478	150,021,979	\$70,665,125	458,739	11,439	470,178
2017	142,050,751	161,351,215	\$81,994,361	496,856	3,673	500,529
Totals			\$273,672,863	1,790,284	25,186	1,815,470
Interest for 2017 is earned through 12/31/17						
*95% contribution from decreasing ratio begins						

Annual Report

- ▶ An annual report is required to be submitted to the State Comptroller of Public Accounts, detailing the previous year's TIRZ activities.

Annual Report

311.016 of the Texas Tax Code requires:

- the base and appraised value
- revenue in the Tax Increment Fund from participating taxing entities
- purpose of expenditures
- and any outstanding bonded indebtedness interest due.

Direction:

- ▶ Seeking a recommendation to City Council regarding the 2017 Downtown TIF Number One Annual Report

