



# City of Colleyville Tax Increment Financing District Board Agenda

City Hall  
100 Main Street  
Colleyville, Texas  
76034  
817. 503.1000  
www.colleyville.com

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Tuesday, September 28, 2021  
12 Noon

Executive Conference Room  
Third Floor, City Hall

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1. CALL TO ORDER
  
2. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-01
  - 2a Approval of the July 29, 2020 Tax Increment Financing District Board Meeting Minutes
  - 2b Approval of the January 27, 2021 Tax Increment Financing District Board Meeting Minutes
  
3. PRESENTATION AND DISCUSSION
  - 3a Review and discuss the status of the Colleyville Tax Increment Financing District
  
4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Thursday, September 23, 2021, by 5:00 p.m.

Christine Loven, TRMC  
City Secretary

*A quorum of the Colleyville City Council and/or any other Colleyville Board, Commission, or Committee may be in attendance at this meeting.*

*Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.*

*If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the Executive Secretary at least 48 hours in advance at 817.503.1110, and reasonable accommodations will be made to assist you.*

RESOLUTION R-21-01

A RESOLUTION APPROVING MINUTES OF THE TAX INCREMENT  
FINANCING DISTRICT BOARD OF DIRECTORS MEETING

WHEREAS, the Colleyville Tax Increment Financing District Board of Directors held a meeting on September 28, 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE TAX INCREMENT FINANCING DISTRICT BOARD OF DIRECTORS OF THE CITY OF COLLEYVILLE TEXAS:

Sec 1. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held July 29, 2020 are hereby approved.

Sec. 2. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held January 27, 2021 are hereby approved

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF \_\_\_ AYES, \_\_\_ NAYS, ON THIS THE 28<sup>TH</sup> DAY OF SEPTEMBER 2021.

ATTEST:

COLLEYVILLE TAX INCREMENT  
FINANCING DISTRICT BOARD

Christine Loven, TRMC  
City Secretary

Richard Newton  
Chairman



City of Colleyville  
Tax Increment Financing  
District Board  
MINUTES

City Hall  
100 Main Street  
Colleyville, Texas  
76034  
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Wednesday, July 29, 2020  
12 Noon

Executive Conference Room  
Third Floor, City Hall

1. CALL TO ORDER

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman Richard Newton on July 29, 2020, at 12:17 p.m.

ROLL CALL: Chairman Richard Newton, Vice Chair George Dodson, and Directors Kathy Wheat, and Tammy Nakamura

PRESENT VIA WEBEX: Directors John Eubanks, Susan Alanis, and J.R. Labbe

ABSENT: Directors Rebecca Barksdale and Bobby Lindamood

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Finance Director Kyle Lester, Accounting Manager Karen Hines, and Assistant to the City Secretary Keera Seiger

2. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-20-01

2a Approval of the July 31, 2019 Tax Increment Financing District Board Meeting Minutes

2b Approval of the January 22, 2020 Tax Increment Financing District Board Meeting Minutes

Chairman Newton read Resolution R-20-01 in its entirety.

Director Nakamura made a motion to approve Resolution R-20-01, and Director Dodson seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Chairman Richard Newton, Vice Chair George Dodson, and Directors John Eubanks, Susan Alanis, Tammy Nakamura, J.R. Labbe, and Kathy Wheat

Absent: 2 - Directors Rebecca Barksdale and Bobby Lindamood

### 3. PRESENTATION AND DISCUSSION

#### 3a Review and discuss the status of the Colleyville Tax Increment Financing District

Finance Director Kyle Lester presented this item and answered questions of the Board. Director Lester stated the TIF was created by Chapter 311 of the Texas Tax Code, to accelerate commercial development in an underdeveloped area, or to renovate existing blighted development in an area, in a specific geographic zone. The TIF entities contribute ad valorem taxes received from the incremental value increase on property within the zone, which provides for debt issuance for infrastructure improvements within the zone. This TIF's last debt payment was made this year, meaning it is currently debt free.

Director Lester reviewed the history of the TIF and stated the TIF will expire in 2030. He then presented an update on TIF taxable values, TIF participation, project plans, the 5-year plan, and TIF project highlights, including Cheek-Sparger Road construction, Northern Gateway land purchases, SH26 corridor beautification, Glade Road construction, and the Colleyville Business Center.

There was general discussion regarding the 5-year plan, TIF funds, future project plans, and the plans for the TIF district in 2030.

### 4. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting without objection at 12:57 p.m.

APPROVED ON THIS THE 28<sup>TH</sup> DAY OF JULY 2021.

Minutes taken and prepared by:

Keera Seiger

Assistant to the City Secretary



City of Colleyville  
Tax Increment  
Financing District Board  
MINUTES

City Hall  
100 Main Street  
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Thursday, January 27, 2021  
12:00 p.m.

Executive Conference Room  
Third Floor, City Hall

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman Richard Newton on January 27, 2021, at 12:00 p.m.

ROLL CALL: Chairman Richard Newton, Vice Chairman George Dodson and Directors Chuck Kelley, Callie Rigney, Kathy Wheat, Carole Bracken, and J. R. Labbe.

ABSENT: Director Rebecca Barksdale and Director John Eubanks.

ALSO PRESENT: Finance Director Kyle Lester, City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Assistant City Manager Mark Wood, and Secretary Christine Loven.

## 2. PRESENTATION AND DISCUSSION

### 2a Fiscal Year 2020 year-end update

Finance Director Kyle Lester presented Item 2a, which included a review of the original and amended project plans, expenditures to-date, a Five-Year Working Plan, and answered questions of the Board.

Director Lester stated all cost projections in the project plans are estimates and are not a limitation, and noted revenue from GCISD participation may not be used on any project category added by the 2012 amendment. He further noted only revenue from City participation can be used in the TIF Grants category.

Director Lester stated an updated Five-Year Working Plan will be brought before the Board at the July meeting, per the TIF Bylaws, but he wanted to review the plan through 2020.

During the review, Director Lester noted the City had confirmed with the TIF Consultant, there were over \$5.5 million in TIF-eligible projects were funded by CEDC bonds, which included City Park, Library, and City Hall projects. Staff reimbursed the CEDC for the TIF-eligible projects, which allowed the CEDC bonds to be called and saved over \$600,000 in interest.

## 3. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting at 12:15 p.m.

APPROVED ON THIS THE 28<sup>TH</sup> DAY OF JULY 2021.

Minutes taken and prepared by:

A handwritten signature in blue ink that reads "Christine Loven". The signature is written in a cursive, flowing style.

Christine Loven, TRMC  
Secretary



# City of Colleyville Tax Increment Financing District Board Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

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Agenda Number 3a

Agenda Date 9/28/2021

Number

Type Presentation and Discussion  
Department City Manager

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## Title

Review and discuss the status of the Colleyville Tax Increment Financing District

## Explanation

Staff will provide a status update of the Five-Year Working Plan of the Colleyville Tax Increment Financing (TIF) District and highlights of major projects.

## Attachments

1. TIF Presentation - September 2021
2. FY 2021 - 2030 TIF CIP - September 2021
3. TIF Fund-2013-FY 2021 Reconciliation
4. TIF Annual Report - FY Ended September 30, 2021



# Annual Board Meeting

City of Colleyville TIF Board  
September 28, 2021

# Background: Purpose of a TIF

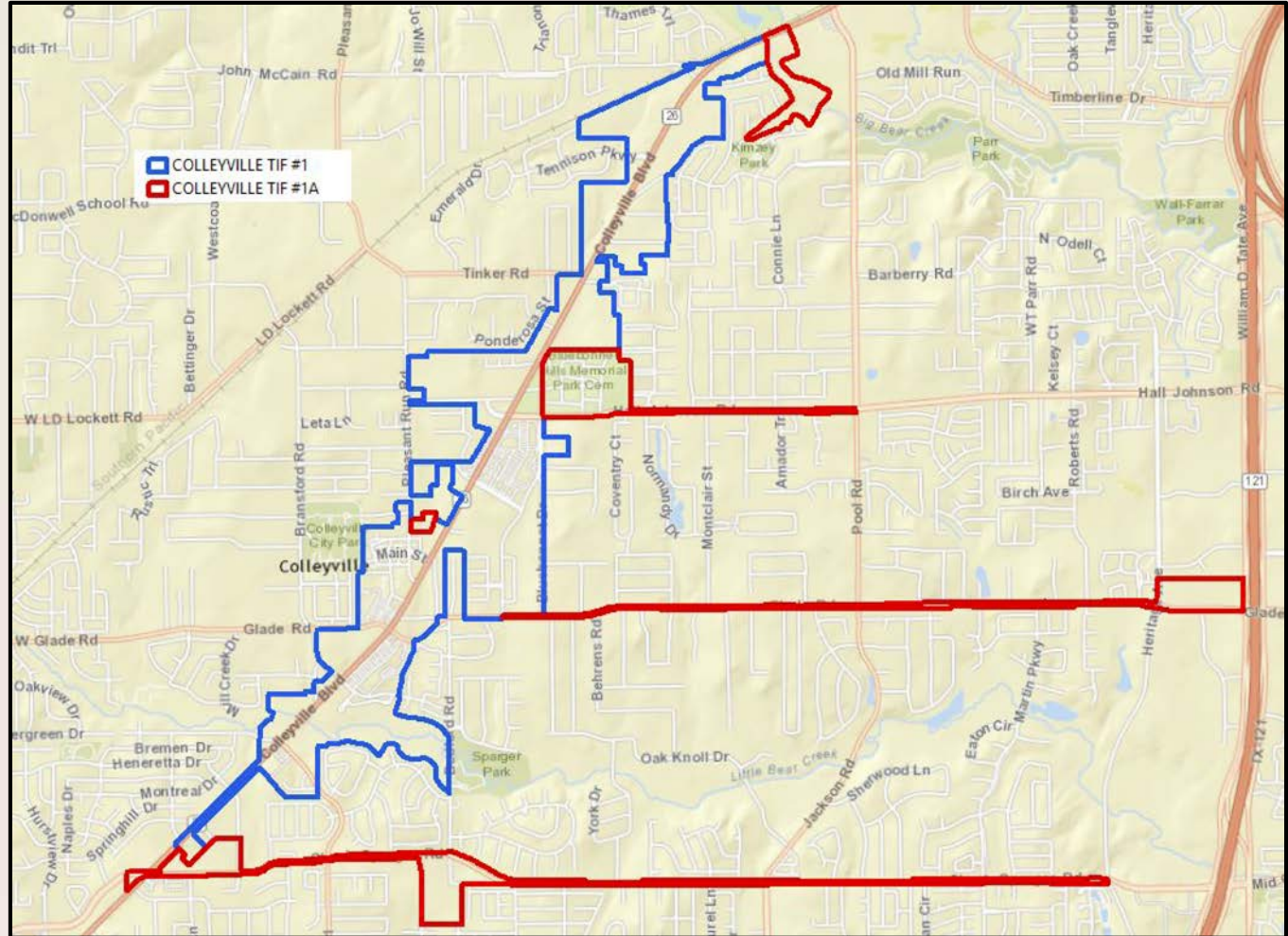


- Chapter 311 of the Texas Tax Code
- To accelerate commercial development in an underdeveloped area (geographic zone) or to renovate existing blighted development in an area
- Entities contribute ad valorem taxes received from the incremental value increase on property within the zone
- Provides for debt issuance for infrastructure improvements within the zone

# TIF Map



- 1998 TIF #1 created
- 2012 TIF #1a added
- 2030 TIF expires



# Background: FY 2021 Timeline



Dates	Action
July 25, 2020	TAD certifies AV values for FY 2021
December 2020	City of Colleyville submits annual report for Fiscal Year ended Sept. 30, 2020 (FY 2020) – due 90 days after FYE
January 2021	TIF Board meeting – Update on Financial Position & 5-Year Working Plan
March 2021	Final Updates to 2020 AV values received from TAD; City of Colleyville invoices TIF partners for FY 2021
May 1, 2021	FY 2021 TIF payments due
July 2021	Certified values available
September 2021	Annual TIF Board meeting – DELAYED FROM JULY

# TIF Taxable Value Update



<u>1998 Taxable Base Value:</u>	<u>\$75,821,735</u>
2020 Taxable Value:	\$511,120,583
2021 Taxable Value:	\$498,752,911
Incremental Value Increase:	\$422,931,176
2021 New Construction:	\$1,651,211
<u>Expanded TIF Area Base Value:</u>	<u>\$30,796,078</u>
2020 Taxable Value:	\$46,458,991
2021 Taxable Value:	\$46,972,175
Incremental Value Increase:	\$16,176,097
2021 New Construction:	\$0

# TIF Participation



<b>Entity</b>	<b>Rate</b>	<b>Still Participating?</b>
City of Colleyville	100%	YES
Grapevine Colleyville ISD	100% M&O*	YES
Tarrant County	100%	NO - \$4.35M cap reached in 2012
Tarrant County College District	100%	YES
Tarrant County Hospital District	100%	NO - \$3.85M cap reached in 2012
<p>* 74% dedicated to \$27 million in general public improvements and remaining 26% dedicated to GCISD school improvements</p>		

# Project Plans



Original Project Plan
Downtown Improvements
Plaza
Professional Services
Public Parking, land, engineering
Storm Drainage
Library
Hall-Johnson Road
Bluebonnet Drive
SH 26
Tinker/Sanders Intersection
Bogart
Church Street
Riverwalk Drive
Public Parking Structure
Main Street
City Hall
Fire Station
John McCain Road
School Improvements

Amended Project Plan
Economic Development TIF Grants
Roadway Improvements
Trails & Public Amenities
Administrative Expenses

**Notes:**

- All \$ projections for project costs are estimates and are not a limitation
- Revenue from ISD participation may not be used on any project category added by the 2012 amendment
- Only revenue from City participation can be used on TIF Grants category

# 5-Year Plan



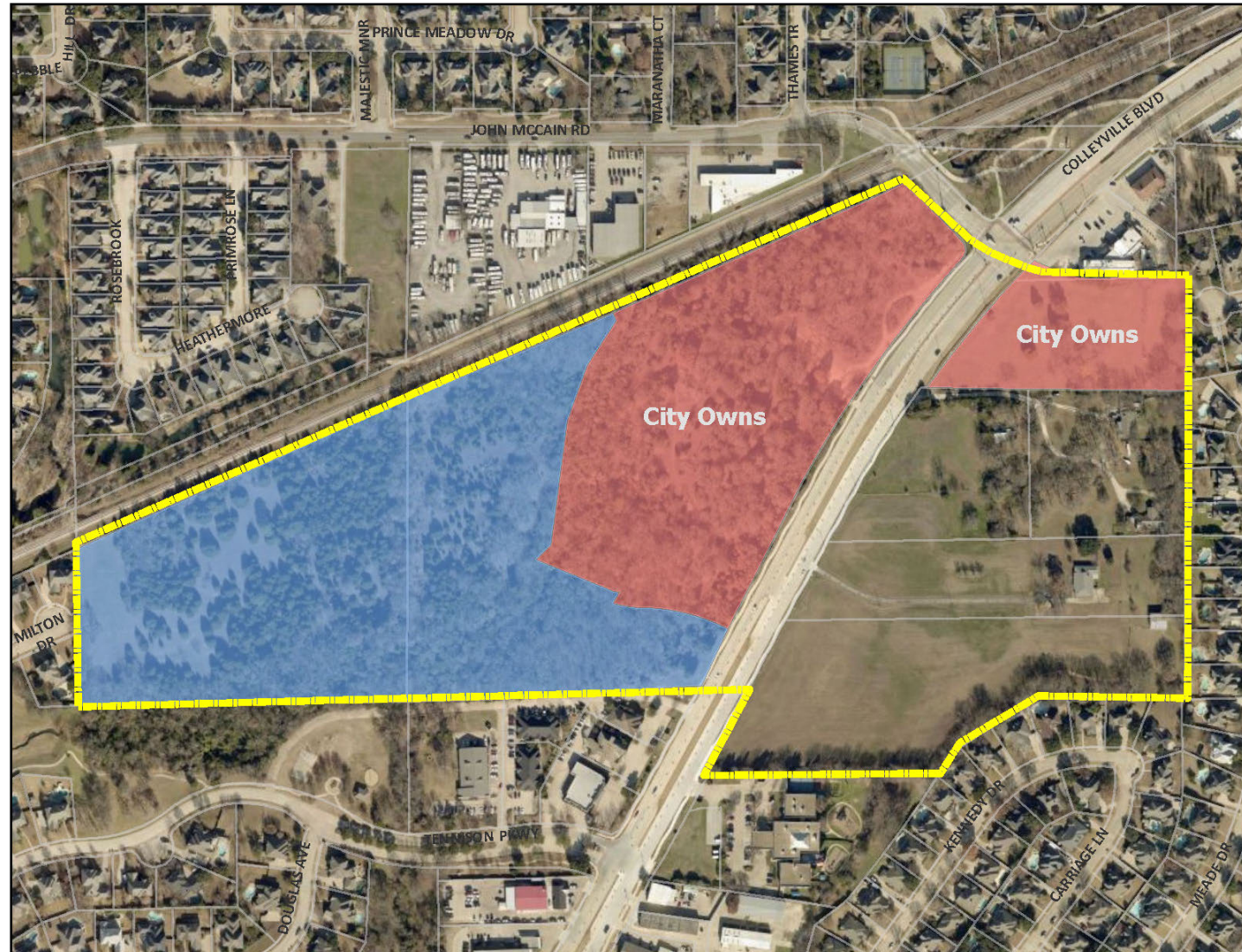
- January 2018 TIF Board meeting - shared first 5-year Working Plan
- Continue to update plan 2x each year to share at January and July TIF Board meetings
- July 2020 TIF Board meeting – Shared an updated work plan that forecasts revenue/fund balance through 12/31/2030
- September 2021 TIF Board meeting – Continued work plan through 12/31/2030

# TIF Project Highlights

# SH26 Corridor



# Land Purchases



# Glade Road



## Glade Road (SH26 to Pool Road):

Fall 2020 – Construction began (estimate 30 months)

Currently widening Oak Timbers Court & completing roundabout

# Colleyville Business Center



# Gift Cards



*City of Colleyville*

# *Cupid's Cash*

*\$35 Gift Card*

SHOW SOME LOVE TO COLLEYVILLE BUSINESSES

A smaller version of the City of Colleyville logo is located in the bottom right corner of the gift card graphic.

# Questions & Discussion

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
<b>Estimated 6/30/2021 Available Balances</b>	<b>\$1,291,373</b>					<b>\$1,270,894</b>	<b>\$2,562,267</b>
<b>Projects under contract or in progress</b>						0	0
City Hall Interior Renovation	\$400,000.00					0	\$400,000.00
Fire Stations Bay Area Renovation	\$85,000.00					0	\$85,000.00
Glade Road (Phase 2 - SH26 to Pool) - FY21 Construction	\$5,500,000.00					0	\$5,500,000.00
Library 2nd Floor Renovation	\$125,000.00					0	\$125,000.00
Permit Software Acquisition					\$180,000.00	\$180,000	\$180,000.00
SH26 Beautification FY2021	\$3,370,000.00					0	\$3,370,000.00
Stormwater Master Plan	\$186,000.00					0	\$186,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$9,666,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$180,000.00</b>	<b>\$180,000.00</b>	<b>\$9,846,000.00</b>
<b>(+) Year-end surplus contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>(-) Costs not included in project list (Debt Service/Professional Services Transfer to General Fund)</b>	<b>\$759,678</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$759,678</b>
<b>(-/+ ) Transfers in/out</b>	<b>\$8,381,432</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,381,432</b>
<b>(+) FY21 Budgeted Contribution</b>	<b>\$560,427</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,728</b>	<b>\$568,155</b>
<b>Estimated 10/1/2021 Available Balance</b>	<b>-\$192,446</b>					<b>\$1,098,622</b>	<b>\$906,176</b>
Central Fire Station Interior Renovation	\$125,000.00					\$0.00	\$125,000.00
Cheek-Sparger Road (San Bar to Brown Trail) - Design			\$26,000.00			\$26,000.00	\$26,000.00
City Hall and Library Exterior Cleaning and Sealing	\$300,000.00					\$0.00	\$300,000.00
Colleyville Gateways				\$4,000,000.00		\$4,000,000.00	\$4,000,000.00
Fiber Optic	\$300,000.00					\$0.00	\$300,000.00
Glade Road (Phase 2 - SH26 to Pool) - FY22 Construction	\$6,000,000.00					\$0.00	\$6,000,000.00
Glade Road at Bluebonnet Drive	\$700,000.00					\$0.00	\$700,000.00
Historic Fire Station Renovation	\$100,000.00					\$0.00	\$100,000.00
Justice Center Exterior Safety Enhancements	\$200,000.00					\$0.00	\$200,000.00
Nature Center Trail-Construction				\$1,000,000.00		\$1,000,000.00	\$1,000,000.00
Roberts Road - Construction			\$1,000,000.00			\$1,000,000.00	\$1,000,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$7,725,000.00</b>	<b>\$0.00</b>	<b>\$1,026,000.00</b>	<b>\$5,000,000.00</b>	<b>\$0.00</b>	<b>\$6,026,000.00</b>	<b>\$13,751,000.00</b>
<b>(+) Year-end surplus contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>(-) Costs not included in project list (Professional Services Transfer to General Fund)</b>	<b>\$307,028</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$907,028</b>
<b>(-/+ ) Transfers in/out</b>	<b>\$4,173,546</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,173,546</b>	<b>\$8,347,092</b>
<b>(+) FY22 Budgeted Contribution</b>	<b>\$4,616,770</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,145,297</b>	<b>\$6,762,067</b>
<b>Estimated 10/1/2022 Available Balance</b>	<b>\$565,842</b>					<b>\$791,465</b>	<b>\$1,357,307</b>
Central Fire Station Backup Generator	\$400,000.00					\$0.00	\$400,000.00
Cheek-Sparger Road (San Bar to Brown Trail) - Construction			\$200,000.00			\$200,000.00	\$200,000.00
Cheek-Sparger Trail - Design			\$50,000.00			\$50,000.00	\$50,000.00
Colleyville Gateways				\$4,500,000.00		\$4,500,000.00	\$4,500,000.00
Drainage Improvements	\$100,000.00					\$0.00	\$100,000.00
Historic Fire Station Renovation	\$50,000.00					\$0.00	\$50,000.00
Senior Center Renovations-2023	\$1,000,000.00					\$0.00	\$1,000,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$1,550,000.00</b>	<b>\$0.00</b>	<b>\$250,000.00</b>	<b>\$4,500,000.00</b>	<b>\$0.00</b>	<b>\$4,750,000.00</b>	<b>\$6,300,000.00</b>
<b>(+) Year-end surplus contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>(-) Costs not included in project list (Professional Services Transfer to General Fund)</b>	<b>\$310,103</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$910,103</b>
<b>(-/+ ) Transfers in/out</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>(+) FY23 Budgeted Contribution</b>	<b>\$4,754,523</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,204,898</b>	<b>\$6,959,421</b>
<b>Estimated 10/1/2023 Available Balance</b>	<b>\$3,460,262</b>					<b>-\$2,353,638</b>	<b>\$1,106,625</b>
Brown Trail Rehabilitation			\$750,000.00			\$750,000.00	\$750,000.00
Cheek-Sparger Trail			\$150,000.00			\$150,000.00	\$150,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$900,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$900,000.00</b>	<b>\$900,000.00</b>
<b>(+) Year-end surplus contributions</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>(-) Costs not included in project list (Professional Services Transfer to General Fund)</b>	<b>\$313,221</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$913,221</b>
<b>(-/+ ) Transfers in/out</b>	<b>-\$4,400,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$4,400,000</b>
<b>(+) FY24 Budgeted Contribution</b>	<b>\$4,906,409</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,237,687</b>	<b>\$7,144,095</b>
<b>Estimated 10/1/2024 Available Balance</b>	<b>\$3,653,450</b>	<b>-\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$1,615,951</b>	<b>\$2,037,499</b>

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
City Hall Dumpster Enclosure and Storage Facility	\$150,000.00					\$0.00	\$150,000.00
Drainage Improvements FY2025	\$100,000.00					\$0.00	\$100,000.00
Nature Center Trail PH2a-Construction				\$500,000.00		\$500,000.00	\$500,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$750,000.00</b>
<b>Estimated 9/30/25 Year End Balance</b>	<b>\$3,403,450</b>	<b>-\$600,000</b>	<b>\$0</b>	<b>-\$500,000</b>	<b>\$0</b>	<b>-\$2,115,951</b>	<b>\$1,287,499</b>
(+) Year-end surplus contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(-) Costs not included in project list (Professional Services Transfer to General Fund)	\$316,381	\$600,000	\$0	\$0	\$0	\$600,000	\$916,381
(-/+ Transfers in/out	-\$6,000,000	\$0	\$0	\$0	\$0	\$0	-\$6,000,000
(+) FY25 Budgeted Contribution	\$5,057,551	\$0	\$0	\$0	\$0	\$2,315,917	\$7,373,468
<b>Estimated 10/1/2025 Available Balance</b>	<b>\$2,144,619</b>					<b>-\$400,033</b>	<b>\$1,744,586</b>
Nature Center Trail PH2b-Construction				\$2,000,000.00		\$2,000,000.00	\$2,000,000.00
<b>Sum Of Total Project Cost:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$2,000,000.00</b>	<b>\$0.00</b>	<b>\$2,000,000.00</b>	<b>\$2,000,000.00</b>
(+) Year-end surplus contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(-) Costs not included in project list (Professional Services Transfer to General Fund)	\$319,584	\$600,000	\$0	\$0	\$0	\$600,000	\$919,584
(-/+ Transfers in/out	-\$5,500,000	\$0	\$0	\$0	\$0	\$0	-\$5,500,000
(+) FY26 Budgeted Contribution	\$5,186,681	\$0	\$0	\$0	\$0	\$2,371,787	\$7,558,468
<b>Estimated 10/1/26 Available Balances</b>	<b>\$1,511,716</b>					<b>-\$628,246</b>	<b>\$883,470</b>
<b>Total Project Cost Grand Total Sum:</b>	<b>\$19,191,000.00</b>	<b>\$0.00</b>	<b>\$2,176,000.00</b>	<b>\$12,000,000.00</b>	<b>\$180,000.00</b>	<b>\$14,356,000.00</b>	<b>\$33,547,000.00</b>
<b>FY 2027-2030</b>							
(+) FY27Revenue	\$5,436,148					\$2,472,560	\$7,908,708
(-) FY27 Expenses/Transfers Out	\$1,923,580	\$600,000				\$600,000	\$2,523,580
(+) FY28Revenue	\$5,692,228					\$2,583,356	\$8,275,584
(-) FY28 Expenses/Transfers Out	\$3,819,852	\$600,000				\$2,978,524	\$6,798,376
(+) FY29Revenue	\$5,960,471					\$2,699,416	\$8,659,887
(-) FY29 Expenses/Transfers Out	\$2,521,127	\$600,000				\$1,800,000	\$4,321,127
(+) FY30Revenue	\$6,241,456					\$2,820,988	\$9,062,444
(-) FY30 Expenses/Transfers Out	\$222,428	\$600,000				\$2,895,022	\$3,117,450
<b>Estimated 10/1/30 Available Balances</b>	<b>\$16,355,031.15</b>					<b>\$1,674,527.81</b>	<b>\$18,029,559</b>

TIF RECONCILIATION  
2013 - 2021

ORIGINAL PROJECT PLAN					AMENDED PROJECT PLAN				TOTAL AMENDED PLAN					
REMAINING FUNDS AVAILABLE AT BEG. OF FY 2013					8,412,462					6,644,593	6,644,593			
TIF REVENUES	GCISD	GCISD INTEREST	Transfer from Capital Project Funds	Grant Proceeds	TOTAL REVENUE ATTRIBUTED TO GCISD	TARRANT COUNTY COLLEGE DISTRICT TIF 1	TARRANT COUNTY COLLEGE DISTRICT TIF 1A	TARRANT COUNTY COLLEGE DISTRICT INTEREST	TOTAL TCCD REVENUE	CITY OF COLLEYVILLE TIF 1	CITY OF COLLEYVILLE TIF 1A	CITY OF COLLEYVILLE BUSINESS CENTER	CITY OF COLLEYVILLE INTEREST	TOTAL CITY REVENUE
2013	2,603,006	11,505			2,614,511	375,547	-	1,563	377,110	894,051	-		3,694	897,745
2014	3,471,104	7,682			3,478,786	380,609	770	1,029	382,408	902,356	1,833		2,430	906,619
2015	2,724,898	8,664			2,733,562	387,780	3,468	1,244	392,492	919,358	8,285		2,932	930,575
2016	2,774,652	52,512			2,827,164	397,577	5,900	7,540	411,017	942,549	14,075		17,727	974,351
2017	3,243,782	113,389.20			3,357,171	449,064	11,637	16,104	476,805	1,048,073	26,957		37,579	1,112,609
2018	3,846,737	165,686			4,012,423	515,031	12,777	22,734	550,542	1,223,258	30,455		54,000	1,307,713
2019	4,142,901	321,273			4,464,174	555,043	-	43,042	598,085	1,265,513	38,575		101,129	1,405,217
2020	2,814,278	118,378			2,932,656	538,530	20,065	23,496	582,091	1,264,590	47,294		55,183	1,367,067
2021	3,896,764	1,149	10,000,000	118,373	14,016,286	559,465	20,165	171	579,801	1,303,216	46,824	31,510	442	1,381,992
<b>TOTAL TIF REVENUES</b>	<b>29,518,122</b>	<b>800,239</b>	<b>10,000,000</b>	<b>118,373</b>	<b>40,436,734</b>	<b>4,158,646</b>	<b>74,782</b>	<b>116,923</b>	<b>4,350,351</b>	<b>9,762,964</b>	<b>214,298</b>	<b>31,510</b>	<b>275,116</b>	<b>10,283,888</b>
														<b>14,634,239</b>
TIF EXPENDITURES AS OF 6.7.18	ORIGINAL PLAN				ADMIN. EXPENSES	TRAILS & PUBLIC AMENITIES	ROADWAY IMPROVEM.	TIF GRANTS						
FY 2013 Total	1,543,634				-	-	485,936	-	-	-	-	-	-	764,077
FY 2014 Total	2,424,710				-	-	479,603	-	-	-	-	-	-	625,000
FY 2015 Total	3,970,734				-	-	637,187	-	-	-	-	-	-	705,000
FY 2016 Total	2,305,386				-	-	602,802	-	-	-	-	-	-	-
FY 2017 Total	2,011,536				-	-	1,933,872	-	-	-	-	-	-	-
FY 2018 Total	1,624,774				-	-	50,534	-	-	-	-	-	-	123,050
FY 2019 Total	3,920,269				-	-	133,986	-	-	-	-	-	-	174,843
FY 2020 Total	16,414,957				-	-	704,580	-	-	-	-	-	-	896,725
2021-DEBT PAYMENTS & COSTS	768,397													
2021-LAND	3,955,199													
2021-SH 26	79,901													
2021-LIBRARY EQUIPMENT & SUPPLIES	45,488													
2021-PROFESSIONAL SERVICES	73,511													
2021-PROFESSIONAL SERVICES - NORTHERN GATEWAY	682,908													
2021-CITY HALL - GOUNDS / IMPROVEMENTS	37,809													
2021-DOWNTOWN IMPROVEMENTS - VOA DUES	64,984													
2021-PROPERTY TAXES	5,518,968													
2021-TRANSFER TO OTHER FUNDS-CEDC PROJECT COST	194,318													
2021-TRANSFER TO OTHER FUND-BUDGET TRANSFER	14,111													
2021-STORM DRAINAGE MASTER PLAN	181,257													
2021-CV PLAZA RENOVATION	4,998													
2021-FIRE STATION - CENTRAL FIRE STATION RENOVATION														
2021-RIVERWALK DRIVE														
2021-ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION							28,221							
2021-ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4							57,845							
2021-ROADWAY IMPROVEMENTS - GLADE ROAD PHASE11-CONST							2,588,212							
2021-ECONOMIC DEVELOPMENT GRANT														893,516
2021-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT							490,066							
2021-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL							731,257							
2021-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN CULTVERT CROSSING							209,778							
2021-TRAILS & PUBLIC AMENITIES - NATURE CENTER TRAIL							171,443							
2021-ROADWAY IMPROVEMENTS-CHEEKSPARGER								1,865,763						
<b>TOTAL TIF EXPENDITURES (LIFE TO DATE)</b>	<b>45,855,349</b>				<b>-</b>	<b>-</b>	<b>2,491,644</b>	<b>11,658,610</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,182,211</b>
<b>REMAINING FUNDS</b>	<b>2,993,846</b>												<b>2,946,367</b>	

**TIF ANNUAL REPORT - CITY OF COLLEYVILLE**  
 FISCAL YEAR ENDED SEPTEMBER 30, 2021 (FY 2021)

**TAXABLE VALUE:**

	<u>GCISD</u>	<u>County &amp; Hospital</u>	<u>County College</u>	<u>City of Colleyville</u>
<b>Colleyville TIF #1</b>				
TAX YEAR 2019 / FY 2020 TAXABLE VALUE	\$500,818,462		505,574,724	503,997,217
1998 BASE VALUE	\$75,593,230		75,779,230	75,821,735
<hr/>				
INCREMENTAL VALUE INCREASE	\$425,225,232	\$0	\$429,795,494	428,175,482
 <b>Colleyville TIF #1A</b>				
TAX YEAR 2019 / FY 2020 TAXABLE VALUE			46,302,191	46,180,191
2012 BASE VALUE			30,811,178	30,796,078
<hr/>				
INCREMENTAL VALUE INCREASE		\$0	\$15,491,013	15,384,113

NOTE: Taxable value can vary slightly for each taxing entity based on differing exemptions

**REVENUES:**

**Tax Increment Revenues TIF #1 -**

CITY OF COLLEYVILLE	(0.00289441 x TIF#1 incremental value)(0.000114924xTIF#1 incremental value)	1,303,216
TARRANT COUNTY COLLEGE DISTRICT	(0.0013017 x TIF#1 incremental value)	559,465
GRAPEVINE COLLEYVILLE ISD -TOTAL PAYMENT*	(0.0091640 x TIF#1 incremental value)	3,896,764
GRAPEVINE COLLEYVILLE ISD **	(0.26 x TIF#1 incremental value/100)	
GRAPEVINE COLLEYVILLE ISD ***	(0.74 x payment difference from 2018 M&O tax rate vs. 2005 M&O tax rate)	
TARRANT COUNTY #	CAPPED	-
TARRANT COUNTY HOSPITAL DISTRICT #	CAPPED	-
 TOTAL		 5,759,445

**Tax Increment Revenues TIF #1A -**

CITY OF COLLEYVILLE	(0.00289441 x TIF#1 incremental value)(0.00014924xTIF#1 incremental value)	46,824
TARRANT COUNTY COLLEGE DISTRICT	(0.0013017 x TIF#1 incremental value)	20,165
 TOTAL		 5,826,434

CITY OF COLLEYVILLE BUSINESS CENTER		31,510
GRANT PROCEEDS		118,373
TRANSFER FROM CAPITAL PROJECT FUND		10,000,000
<b>Interest Income</b>		1,762
Misc-GCISD		(0)

\*THIS IS CALCULATED BASED ON THE COMPRESSED M&O TAX RATE, AS STIPULATED BY STATE LAW (H.B. 3646 [81])

\*\* 26% OF THE PAYMENT IS RETURNED TO GCISD PER CONTRACT

\*\*\* SUPPLEMENTAL PAYMENT FOR DIFFERENCE IN CURRENT M&O TAX RATE OF \$1.04 AND \$1.471 2005 M&O TAX RATE

# CONTRACTUAL OBLIGATION FOR PAYMENT OF INCREMENTAL REVENUES HAS BEEN MET

**EXPENDITURES:**

***Original Project Plan-***

LAND	768,397
SH 26	3,955,199
LIBRARY - EQUIPMENT & SUPPLIES	79,901
PROFESSIONAL SERVICES	45,488
PROFESSIONAL SERVICES - NORTHERN GATEWAY	73,511
CITY HALL - GOUNDS / IMPROVEMENTS	682,858
COLLEYVILLE CHAMBER OF COMMERCE	50
PROPERTY TAXES	64,984
DOWNTOWN IMPROVEMENTS - VOA DUES	37,809
TRANSFER TO OTHER FUND-CEDC PROJECT COST	5,518,968
TRANSFER TO OTHER FUND-BUDGET TRANSFER	194,318
STORM DRAINAGE MASTER PLAN	17,500
CV PLAZA RENOVATION	14,111
FIRE STATION - CENTRAL FIRE STATION RENOVATION	181,257
RIVERWALK DRIVE	4,998

***Amended Project Plan-***

ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION	28,221
ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4	57,845
ROADWAY IMPROVEMENTS - GLADE RD PHASE 11-CONST	2,588,212
ECONOMIC DEVELOPMENT GRANT	893,516
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT	490,066
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL	731,257
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN CULTVERT CROSSING	209,778
TRAILS & PUBLIC AMENITIES - NATURE CENTER TRAIL	171,443
ROADWAY IMPROVEMENTS- CHEEKSPARGER	1,865,763

TOTAL EXPENDITURES 18,675,450

**CASH BALANCE:**

TOTAL TIF CASH AND INVESTMENTS AS OF 9/30/2020

CASH RECONCILIATION:

TIF CASH Beginning Balance per CAFR	Includes \$(17,121) Investment Market Value Adj	
FY21 Activity (change in Cash)		<u>(1,673,169)</u>
Total Revenues		15,978,078
Total expenditures		(18,675,450)
Accounts Payable		1,000,900
Accrued Salaries		(1,192)
FICA Payable		(91)
Property Tax Payable		7,350
Accrued Interest		17,236
Total Change in Cash		<u>(1,673,169)</u>