



City of Colleyville Tax Increment Financing District Board Agenda

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

Thursday, January 27, 2022
12 Noon

Executive Conference Room
Third Floor, City Hall

- 1. CALL TO ORDER**

- 2. PRESENTATION AND DISCUSSION**
 - 2a** FY2021 Year End Update

- 3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, January 21, 2022 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.



City of Colleyville Tax Increment Financing District Board Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2a

Agenda Date 1/27/2022

Number

Type Presentation and Discussion

Department Finance

Title

FY2021 Year End Update

Explanation

Colleyville Finance Director Kyle Lester will provide a presentation and review the attached information.

Attachments

1. January 2022 TIF Financial Update
2. TIF Fund-FY 2021-End of Year
3. TIF FY 2021 EOY Reconciliation



Update on TIF Financial Position

City of Colleyville TIF Board
January 27, 2022

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
Total (orig. estimate) = \$35,328,690

Amended Project Plan
Economic Development TIF Grants
Roadway Improvements
Trails & Public Amenities
Administrative Expenses
Total (orig. estimate) = \$44,456,185

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

Expenditures To-Date



Original Project Plan	
Revenues (FY2000-2012)	\$38,532,056
Expenditures (FY2000-2012)	\$30,119,594
Total Remaining Funds at FY2012 Year-End	\$8,412,462

Amended Project Plan	
Revenues (FY2000-2012)	\$6,644,593
Expenditures (FY2000-2012)*	\$0
Total Remaining Funds at FY2012 Year-End	\$6,644,593

*TIF Revenue from the City's contribution was "moved" to the amended project plan when it was created in 2012, to be the only funding source available for the TIF Grants project category

Original Project Plan	
Balance at FY2012 Year-End	\$8,412,462
Revenues (FY2013-2020)	\$41,015,158
Expenditures (FY2013-2020)	\$49,134,553
Total Remaining Funds at FY2021 Year-End	\$293,066

Amended Project Plan	
Balance at FY2012 Year-End	\$6,644,593
Revenues (FY2013-2020)	\$14,668,849
Expenditures (FY2013-2020)	\$20,255,051
Total Remaining Funds at FY2021 Year-End	\$1,058,391

Note: Please refer to the reconciliation handouts for additional revenue and expenditure detail

5-Year Working Plan



- Created a 5-year working plan, shared for the first time at the January 2018 TIF Board meeting
- An updated 5-Year plan was presented in January 2021, showing more current numbers following the close of the 2020 fiscal year
- This plan will be revised for the coming 5 years in July of 2022

Highlights from 2021



- Sales Tax Bond payoff: Confirmed with our TIF Consultant, over \$5.5m in TIF-eligible projects were funded by the bonds
 - Projects included City Park, Library, and City Hall



SH26 Corridor / Gateway Beautification



Land Purchases



Acuff Properties: 5.9 acres

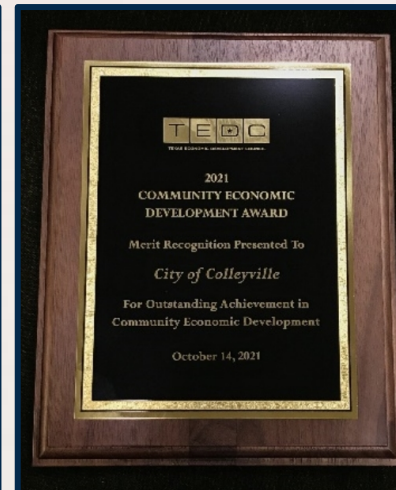


Northern Gateway Properties: 41.2 acres

Colleyville Business Center



- CBC recognized for outstanding achievement in community economic development
- 100% occupancy for private offices, with a waitlist
- 23 programs
- Student Intern Program (coming in 2022)



Cupid Cash Gift Card Program



Gift Cards	Total Number	Total Investment
Cupid's Cash	9,595	\$335,825
Patriotic Gift Card	8,305	\$297,965
Christmas Card	7,058	\$256,825
TOTAL	24,958	\$890,615

Questions & Discussion

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

TAXABLE VALUE:

	<u>GCISD</u>	<u>County & Hospital</u>	<u>County College</u>	<u>City of Colleyville</u>
Colleyville TIF #1				
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
INCREMENTAL VALUE INCREASE	\$425,225,232	\$0	\$429,795,494	428,175,482
Colleyville TIF #1A				
TAX YEAR 2019 / FY 2020 TAXABLE VALUE			46,302,191	46,180,191
2012 BASE VALUE			30,811,178	30,796,078
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)	(1,013,159)
GRAPEVINE COLLEYVILLE ISD ***	(0.74 x payment difference from 2020 M&O tax rate vs. 2005 M&O tax rate)	1,587,808
TARRANT COUNTY #	CAPPED	-
TARRANT COUNTY HOSPITAL DISTRICT #	CAPPED	-
TOTAL		6,334,095

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		6,401,083

CITY OF COLLEYVILLE BUSINESS CENTER	40,234
TENENT RENT REVENUES	25,920
GRANT PROCEEDS	121,997
TRANSFER FROM CAPITAL PROJECT FUND	10,000,000
Interest Income	1,861
Misc-GCISD	18
TOTAL REVENUES	<hr/> 16,591,113

*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 & DEBT PAYMENT:

Original Project Plan-

LAND	2,577,580
SH 26	5,387,801
SALES TAX ON MILITARY PACKAGE	7
LIBRARY - EQUIPMENT & SUPPLIES	79,901
PROFESSIONAL SERVICES	48,488
PROFESSIONAL SERVICES - NORTHERN GATEWAY	73,511
CITY HALL - GOUNDS / IMPROVEMENTS	694,221
COLLEYVILLE CHAMBER OF COMMERCE	50
PROPERTY TAXES	64,984
DOWNTOWN IMPROVEMENTS - VOA DUES	41,073
TRANSFER TO OTHER FUND-CEDC PROJECT COST	5,518,968
TRANSFER TO OTHER FUND-BUDGET TRANSFER	194,318
STORM DRAINAGE MASTER PLAN	22,540
CV PLAZA RENOVATION	14,111
FIRE STATION - CENTRAL FIRE STATION RENOVATION	181,606
FIRE DEPARTMENT-HALL JOHNSON - RENOVATE	2,803
RIVERWALK DRIVE	16,591

Amended Project Plan-

ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION	29,035
ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4	87,204
ROADWAY IMPROVEMENTS - GLADE RD PHASE 11-CONST	4,083,584
ECONOMIC DEVELOPMENT GRANT	1,177,133
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT	490,066
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL	844,681
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 & DEBT PAYMENTS	23,877,240

TIF Balance Summary (ties to reconciliation report)

Total Revenues	16,591,113
Total Expenditures	(23,877,240)
A/R PRIOR YRS	(1,587,808)
Accounts Payable	993,727
Accrued Salaries	(1,192)
FICA Payable	(91)
Property Tax Payable	18,602
Accrued Interest	17,236
Accounts Receivable-GEN BILL	(200)
CIP ADDITIONS-GLADE ROAD PHASE II-CONSTRUCT	19,500
Interest Receivable	-
Retainage Payable	
Total Change in Cash	<u>(7,826,353)</u>
TIF End of Year Balance	1,351,457

**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
2013	2,603,006	11,505			2,614,511
2014	3,471,104	7,682			3,478,786
2015	2,724,898	8,664			2,733,562
2016	2,774,652	52,512			2,827,164
2017	3,243,782	113,389.20			3,357,171
2018	3,846,737	165,686			4,012,423
2019	4,142,901	321,273			4,464,174
2020	2,814,278	118,378			2,932,656
2021	4,471,414	1,299	10,000,000	121,997	14,594,710
TOTAL TIF REVENUES	30,092,772	800,389	10,000,000	121,997	41,015,158

TARRANT COUNTY COLLEGE DISTRICT TIF 1	TARRANT COUNTY COLLEGE DISTRICT TIF 1A	TARRANT COUNTY COLLEGE DISTRICT INTEREST	TOTAL TCCD REVENUE
375,547	-	1,563	377,110
380,609	770	1,029	382,408
387,780	3,468	1,244	392,492
397,577	5,900	7,540	411,017
449,064	11,637	16,104	476,805
515,031	12,777	22,734	550,542
555,043	-	43,042	598,085
538,530	20,065	23,496	582,091
559,465	20,165	168	579,798
4,158,646	74,782	116,920	4,350,348

CITY OF COLLEYVILLE TIF 1	CITY OF COLLEYVILLE TIF 1A	CITY OF COLLEYVILLE BUSINESS CENTER	CITY OF COLLEYVILLE INTEREST	TOTAL CITY REVENUE
894,051	-		3,694	897,745
902,356	1,833		2,430	906,619
919,358	8,285		2,932	930,575
942,549	14,075		17,727	974,351
1,048,073	26,957		37,579	1,112,609
1,223,258	30,455		54,000	1,307,713
1,265,513	38,575		101,129	1,405,217
1,264,590	47,294		55,183	1,367,067
1,303,216	46,824	66,154	411	1,416,605
9,762,964	214,298	66,154	275,085	10,318,501

14,668,849

TIF EXPENDITURES AS OF 6.7.18

ORIGINAL PLAN

ADMIN. EXPENSES	TRAILS & PUBLIC AMENITIES	ROADWAY IMPROVEM.
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TIF GRANTS

<i>FY 2013 Total</i>	1,543,634	-	-	485,936	-	-	-	764,077
<i>FY 2014 Total</i>	2,424,710	-	-	479,603	-	-	-	625,000
<i>FY 2015 Total</i>	3,970,734	-	-	637,187	-	-	-	705,000
<i>FY 2016 Total</i>	2,305,386	-	-	602,802	-	-	-	-
<i>FY 2017 Total</i>	2,011,536	-	-	1,933,872	-	-	-	-
<i>FY 2018 Total</i>	1,624,774	-	-	50,534	1,598,284	-	-	123,050
<i>FY 2019 Total</i>	3,920,269	-	-	133,986	479,504	-	-	174,843
<i>FY 2020 Total</i>	16,414,957	-	-	704,580	901,381	-	-	896,725
<i>2021-LAND</i>	2,577,580							
<i>2021-SH 26</i>	5,387,808							

**TIF RECONCILIATION
2013 - 2021**

ORIGINAL PROJECT PLAN	AMENDED PROJECT PLAN								TOTAL AMENDED PLAN	
2021-LIBRARY EQUIPMENT & SUPPLIES	79,901									
2021-PROFESSIONAL SERVICES	48,488									
2021-PROFESSIONAL SERVICES - NORTHERN GATEWAY	73,511									
2021-CITY HALL - GOUNDS / IMPROVEMENTS	694,271									
2021-DOWNTOWN IMPROVEMENTS - VOA DUES	41,073									
2021-PROPERTY TAXES	64,984									
2021-TRANSFER TO OTHER FUNDS-CEDC PROJECT COST	5,518,968									
2021-TRANSFER TO OTHER FUND-BUDGET TRANSFER	194,318									
2021-STORM DRAINAGE MASTER PLAN										
2021-CV PLAZA RENOVATION	14,111									
2021-FIRE STATION - CENTRAL FIRE STATION RENOVATION	181,606									
2021-FIRE DEPARTMENT-HALL JOHNSON-RENOVATE	2,803									
2021-RIVERWALK DRIVE	16,591									
2021-ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION					29,035					
2021-ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4					87,204					
2021-ROADWAY IMPROVEMENTS - GLADE ROAD PHASE11-CONST					4,083,584					
2021-ECONOMIC DEVELOPMENT GRANT								1,177,133		
2021-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT		490,066								
2021-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL		844,681								
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					
TOTAL TIF EXPENDITURES	49,134,553	-	-	2,605,068	13,184,155	-	-	-	4,465,828	20,255,051
REMAINING FUNDS	293,066									1,058,391