



# 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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Thursday, July 21, 2022  
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-22-01**
  - 2a** Approval of the September 28, 2021 Tax Increment Financing District Board Meeting Minutes
  - 2b** Approval of the January 27, 2022 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 Friday, July 15, 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.*

**RESOLUTION R-22-01**

**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 July 21, 2022.

**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 September 28, 2021 are hereby approved.
- Sec. 2. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held January 27, 2022 are hereby approved

**AND IT IS SO RESOLVED.**

APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, ON THIS THE 21<sup>ST</sup> DAY OF JULY 2022.

**ATTEST:**

**COLLEYVILLE TAX INCREMENT  
FINANCING DISTRICT BOARD**

Christine Loven, TRMC  
City Secretary

Chairman



**City of Colleyville  
Tax Increment Financing  
District Board  
MINUTES**

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

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 style.

Christine Loven, TRMC  
Secretary



# City of Colleyville Tax Increment Financing District Board Agenda Briefing

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<b>Agenda Number</b> 3a	<b>Agenda Date</b> 7/21/2022	<b>Number</b>
<b>Type</b> Presentation and Discussion		
<b>Department</b> 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. July 2022 TIF Presentation
2. FY 2022 - 2030 TIF CIP - July 2022
3. TIF Reconciliation 2022
4. Year to Date Summary - TIF Fund-FY 2022



# Annual Board Meeting

City of Colleyville TIF Board  
July 21, 2022

# 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 2022 Timeline



Dates	Action
July 25, 2021	TAD certifies AV values for FY 2022
December 2021	City of Colleyville submits annual report for Fiscal Year ended Sept. 30, 2021 (FY 2021) – due 90 days after FYE
January 2022	TIF Board meeting – Update on Financial Position & 5-Year Working Plan
March 2022	Final Updates to property values received from TAD; City of Colleyville invoices TIF partners for FY 2022
May 1, 2022	FY 2022 TIF payments due
June 2022	5-Year Capital Plan updated (FY23 – FY27)
July 21, 2022	Annual TIF Board meeting
July 25, 2022	New certified values released from TAD

# 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

# TIF Taxable Value Update



<u>1998 Taxable Base Value:</u>	<u>\$75,821,735</u>
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:	\$46,180,191
2021 Taxable Value:	\$46,792,175
Incremental Value Increase:	\$15,996,097
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>		

# FY 2022 YTD Revenues/Expenses



	Original PP	Amended PP	Total
<b>Taxes</b>	<b>\$ 2,789,908</b>	<b>\$ 1,823,026</b>	<b>\$ 4,612,933</b>
<i>GCISD</i>	\$ 2,789,908	\$ -	\$ 2,789,908
<i>Colleyville</i>	\$ -	\$ 1,258,939	\$ 1,258,939
<i>TCCC</i>	\$ -	\$ 564,087	\$ 564,087
<b>Other</b>	<b>\$ 39,458</b>	<b>\$ 2,673,630</b>	<b>\$ 2,713,088</b>
<i>CV Business Ctr</i>	\$ -	\$ 42,322	\$ 42,322
<i>Tenant Revs</i>	\$ -	\$ 101,443	\$ 101,443
<i>Grants</i>	\$ 39,458	\$ -	\$ 39,458
<i>Transfer from Gen Cap</i>	\$ -	\$ 2,529,864	\$ 2,529,864
<b>Total Revenue</b>	<b>\$ 2,829,365</b>	<b>\$ 4,496,656</b>	<b>\$ 7,326,021</b>
Glade	\$ -	\$ 3,324,992	\$ 3,324,992
Professional Services	\$ 1,145,094	\$ -	\$ 1,145,094
Sh 26 Related Expenses	\$ 749,208	\$ -	\$ 749,208
City Hall	\$ 738,707	\$ -	\$ 738,707
Economic Development	\$ -	\$ 655,288	\$ 655,288
Fire Expenses	\$ 334,204	\$ -	\$ 334,204
Admin Expenses	\$ 277,987	\$ -	\$ 277,987
Trails	\$ -	\$ 166,834	\$ 166,834
Justice Center	\$ 103,708	\$ -	\$ 103,708
Riverwalk Dr.	\$ 54,976	\$ -	\$ 54,976
Drainage	\$ 20,670	\$ -	\$ 20,670
Cheek Sparger	\$ -	\$ 5,475	\$ 5,475
<b>Total Expenses</b>	<b>\$ 3,424,554</b>	<b>\$ 4,152,589</b>	<b>\$ 7,577,143</b>
<b>Over/(Under)</b>	<b>\$ (595,189)</b>	<b>\$ 344,067</b>	<b>\$ (251,122)</b>

# 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
- January 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
- January 2022 TIF Board Meeting

# 5-Year Plan Highlights



## Major Project Highlights (not exhaustive)

Project	Budgeted Remaining Cost	Est. Timeline
Colleyville Gateways	\$4.2 million remaining	2023 Completion
Cheek-Sparger County Bond	\$2.35m (city-funding)	2023 Design, 2025 Completion
Robert's Road	\$1m	2023 Completion
Senior Center	\$1m (TIF portion)	2023 Completion (TIF portion)

Balance Projection →

	Total Fund
<b>10/31/2023</b>	\$ 2,107,851
<b>10/31/2024</b>	\$ 2,327,425
<b>10/31/2025</b>	\$ 1,112,153
<b>10/31/2026</b>	\$ 3,397,814
<b>10/31/2027</b>	\$ 4,795,083
<b>10/31/2028</b>	\$ 6,725,460
<b>10/31/2029</b>	\$ 11,000,372
<b>10/31/2030</b>	\$ 18,327,780

# **TIF Project Highlights**

# SH26 Corridor



# Glade Road



Detailed View of Median

# Gift Cards



**CITY OF COLLEYVILLE**

**\$35**

**GIFT CARD**

Good at participating restaurants and retail locations in the City of Colleyville

EAT		
		DINE
	SHOP	

**\$35**

**SHOP COLLEYVILLE TO-GO CARD**

**CITY OF COLLEYVILLE**

*Colleyville Christmas Cash*

**\$50**



**\$35**

**SHOP COLLEYVILLE TO-GO CARD**

The gift card must be used by April 30, 2020.

EAT

*City of Colleyville*

*Cupid's Cash*

**\$35 Gift Card**

SHOW SOME LOVE TO COLLEYVILLE BUSINESSES

**\$50**

**\$50**

**CITY OF COLLEYVILLE**

*Christmas Cash*

**\* GIFT CARD \***

# Southern Gateway



# Questions & Discussion

# FY 2022 - 2030 TIF CIP - JULY 2022

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
<b>Estimated 10/1/2022 Available Balances</b>	\$331,765					\$1,198,150	\$1,529,915
<b>Projects under contract or in progress</b>						0	\$0.00
Colleyville Gateways	\$0	\$0	\$0	\$4,200,000	\$0	\$ 4,200,000	\$ 4,200,000
Roberts Road	\$0	\$0	\$1,000,000	\$0	\$0	\$ 1,000,000	\$ 1,000,000
Senior Center Renovations	\$1,000,000	\$0	\$0	\$0	\$0	\$ -	\$ 1,000,000
Tinker Road	\$0	\$0	\$650,000	\$0	\$0	\$ 650,000	\$ 650,000
Cheek-Sparger - County Bond Project	\$0	\$0	\$350,000	\$0	\$0	\$ 350,000	\$ 350,000
Flood Study / Northern Gateway Concept	\$150,000	\$0	\$0	\$0	\$0	\$ -	\$ 150,000
Green Ribbon Beautification	\$120,000	\$0	\$0	\$0	\$0	\$ -	\$ 120,000
Drainage Improvements	\$100,000	\$0	\$0	\$0	\$0	\$ -	\$ 100,000
SH26 Beautification (Brown Trail to Cheek-Sparger)	\$100,000	\$0	\$0	\$0	\$0	\$ -	\$ 100,000
Development / Engineering for Southern Gateway	\$0	\$0	\$0	\$75,000	\$0	\$ 75,000	\$ 75,000
Historic Fire Station Renovation-2023	\$50,000	\$0	\$0	\$0	\$0	\$ -	\$ 50,000
Cheek-Sparger Road (San Bar to Brown Trail)	\$0	\$0	\$25,694	\$0	\$0	\$ 25,694	\$ 25,694
						\$ -	\$ -
<b>Sum Of Total Project Cost:</b>	<b>\$1,520,000</b>	<b>\$0</b>	<b>\$2,025,694</b>	<b>\$4,275,000</b>	<b>\$0</b>	<b>\$6,300,694</b>	<b>\$7,820,694</b>
<b>Estimated 9/30/23 Year End Balance</b>	<b>-\$1,188,235</b>					<b>(\$5,102,544)</b>	<b>(\$6,290,779)</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</b>	<b>\$317,194</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$917,194</b>
<b>(-/+ Transfers in/out</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>
<b>(+) FY23 Budgeted Contribution</b>	<b>\$4,653,626</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,162,199</b>	<b>\$6,815,825</b>
<b>Estimated 10/1/2023 Available Balance</b>	<b>\$3,148,197</b>					<b>(\$1,040,345)</b>	<b>\$2,107,851</b>
Brown Trail Rehabilitation	\$0	\$0	\$750,000	\$0	\$0	\$750,000	\$750,000
<b>Sum Of Total Project Cost:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$750,000</b>	<b>\$750,000</b>
<b>Estimated 9/30/24 Year End Balance</b>	<b>\$3,148,197</b>					<b>(\$1,790,345)</b>	<b>\$1,357,851</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</b>	<b>\$326,618</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$926,618</b>
<b>(-/+ Transfers in/out</b>	<b>-\$5,100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$5,100,000)</b>
<b>(+) FY24 Budgeted Contribution</b>	<b>\$4,802,987</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,193,204</b>	<b>\$6,996,191</b>
<b>Estimated 10/1/2024 Available Balance</b>	<b>\$2,524,566</b>					<b>(\$197,141)</b>	<b>\$2,327,425</b>
Cheek-Sparger - County Bond Project	\$0	\$0	\$2,000,000	\$0	\$0	\$2,000,000	\$2,000,000
Bedford Rd Trl	\$0	\$0	\$500,000	\$0	\$0	\$500,000	\$500,000
Nature Center Trail	\$0	\$0	\$0	\$400,000	\$0	\$400,000	\$400,000
Drainage Improvements	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
						\$0	\$0
<b>Sum Of Total Project Cost:</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$2,500,000</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$2,900,000</b>	<b>\$3,000,000</b>
<b>Estimated 9/30/25 Year End Balance</b>	<b>\$2,424,566</b>					<b>(\$3,097,141)</b>	<b>(\$672,575)</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</b>	<b>\$336,399</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$936,399</b>
<b>(-/+ Transfers in/out</b>	<b>-\$4,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,500,000)</b>
<b>(+) FY25 Budgeted Contribution</b>	<b>\$4,959,977</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,261,150</b>	<b>\$7,221,127</b>
<b>Estimated 10/1/2025 Available Balance</b>	<b>\$2,548,144</b>					<b>(\$1,435,992)</b>	<b>\$1,112,153</b>
Nature Center Trail	\$0	\$0	\$0	\$500,000	\$0	\$500,000	\$500,000
						\$0	\$0
<b>Sum Of Total Project Cost:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$0</b>	<b>\$500,000</b>	<b>\$500,000</b>
<b>Estimated 9/30/26 Year End Balance</b>	<b>\$2,548,144</b>					<b>(\$1,935,992)</b>	<b>\$612,153</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</b>	<b>\$346,549</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$600,000</b>	<b>\$946,549</b>
<b>(-/+ Transfers in/out</b>	<b>-\$4,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,000,000)</b>
<b>(+) FY26 Budgeted Contribution</b>	<b>\$5,107,428</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,624,783</b>	<b>\$7,732,211</b>

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
<b>Estimated 10/1/2026 Available Balance</b>	<b>\$3,309,023</b>	<b>-\$600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$88,792</b>	<b>\$3,397,814</b>
Nature Center Trail	\$0	\$0	\$0	\$800,000	\$0	\$800,000	\$800,000
Drainage Improvements	\$100,000	\$0	\$0	\$0	\$0	\$0	\$100,000
						\$0	\$0
<b>Sum Of Total Project Cost:</b>	<b>\$100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$0</b>	<b>\$800,000</b>	<b>\$900,000</b>
<b>Estimated 9/30/27 Year End Balance</b>	<b>\$3,209,023</b>	<b>-\$600,000</b>	<b>\$0</b>	<b>-\$800,000</b>	<b>\$0</b>	<b>(\$711,208)</b>	<b>\$2,497,814</b>
(+) Year-end surplus contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(-) Costs not included in project list	\$352,358	\$600,000	\$0	\$0	\$0	\$600,000	\$952,358
(-/+ ) Transfers in/out	-\$4,400,000	\$0	\$0	\$0	\$0	\$0	(\$4,400,000)
(+) FY27 Budgeted Contribution	\$5,259,302	\$0	\$0	\$0	\$0	\$2,390,326	\$7,649,627
<b>Estimated 10/1/2027 Available Balance</b>	<b>\$3,715,966</b>					<b>\$1,079,117</b>	<b>\$4,795,083</b>
<b>FY 2028-2030</b>							
(+) FY28 Revenue	\$5,415,732	\$0	\$0	\$0	\$0	\$2,516,828	\$7,932,560
(-) FY28 Expenses/Transfers Out	\$1,902,183	\$600,000				\$4,100,000	\$6,002,183
(+) FY29 Revenue	\$5,576,855	\$0	\$0	\$0	\$0	\$2,527,368	\$8,104,223
(-) FY29 Expenses/Transfers Out	\$308,227	\$600,000				\$3,521,083	\$3,829,310
(+) FY30 Revenue	\$5,742,812					\$2,598,988	\$8,341,800
(-) FY30 Expenses/Transfers Out	\$414,392	\$600,000				\$600,000	\$1,014,392
<b>Estimated 10/1/30 Available Balances</b>	<b>\$17,826,562</b>	<b>-\$1,800,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$501,218</b>	<b>\$18,327,780</b>

**TIF RECONCILIATION  
2013 - 2022**

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 / Federal Proceeds	TOTAL REVENUE ATTRIBUTED TO GCISD & OTHER	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	Transfer from Capital Project Funds	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	271,173	-	3,098,337	397,577	5,900	7,540	411,017	942,549	14,075	-	-	17,727	974,351
2017	3,243,782	113,389	-	-	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	358,538	-	-	4,501,439	555,043	-	48,035	603,078	1,265,513	38,575	-	-	112,859	1,416,947
2020	4,330,357	118,378	-	-	4,448,735	538,530	20,065	23,496	582,091	1,264,590	47,294	-	-	55,183	1,367,067
2021	4,471,413	1,114	10,000,000	792,756	15,265,283	559,465	20,165	224	579,854	1,303,216	46,824	66,154	-	541	1,416,735
2022	2,789,907	-	-	39,458	2,829,365	543,138	20,949	-	564,087	1,212,294	46,645	143,765	2,529,864	-	3,932,568
<b>TOTAL TIF REVENUES</b>	<b>34,398,757</b>	<b>837,469</b>	<b>10,271,173</b>	<b>832,214</b>	<b>46,339,613</b>	<b>4,701,784</b>	<b>95,731</b>	<b>121,969</b>	<b>4,919,484</b>	<b>10,975,258</b>	<b>260,943</b>	<b>209,919</b>	<b>2,529,864</b>	<b>286,945</b>	<b>19,182,413</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	1,598,284	123,050
FY 2019 Total	3,920,269	-	133,986	479,504	174,843
FY 2020 Total	16,414,957	-	704,580	901,381	896,725
FY 2021 Total	14,918,553	-	1,715,968	6,065,586	1,177,133
2022-LAND	2,000	-	-	-	-
2022-SH 26	749,208	-	-	-	-
2022-PROFESSIONAL SERVICES	3,000	-	-	-	-
2022-PROFESSIONAL SERVICES - NORTHERN GATEWAY	13,208	-	-	-	-
2022-PROFESSIONAL SERVICES - COLLEYVILLE GATEWAY	1,128,886	-	-	-	-
2022-CITY HALL - GOUNDS / IMPROVEMENTS	738,707	-	-	-	-
2022-DOWNTOWN IMPROVEMENTS - VOA DUES	27,065	-	-	-	-
2022-PROPERTY TAXES	54,604	-	-	-	-
2022-RIVER WALK DRIVE-JUSTICE CENTER SITE IMPROVEMENT	103,708	-	-	-	-
2022-TRANSFER TO OTHER FUND-BUDGET TRANSFER	194,318	-	-	-	-
2022-STORM DRAINAGE MASTER PLAN	20,670	-	-	-	-
2022-FIRE STATION - CENTRAL FIRE STATION RENOVATION	128,304	-	-	-	-
2022-FIRE DEPARTMENT - HALL JOHNSON RENOVATION	205,900	-	-	-	-
2022-RIVERWALK DRIVE	54,976	-	-	-	-
2022-ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION	-	-	-	8,161	-
2022-ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4	-	-	-	45,367	-
2022-ROADWAY IMPROVEMENTS - GLADE ROAD PHASE11-CONST	-	-	-	3,271,464	-
2022-ECONOMIC DEVELOPMENT GRANT	-	-	-	-	655,288
2022-TRAILS & PUBLIC AMENITIES - SMALL SEGMENT/TRAIL	-	-	166,834	-	-
2022-ROADWAY IMPROVEMENTS-CHEEKSPARGER	-	-	5,475	-	-
<b>TOTAL TIF EXPENDITURES</b>	<b>52,559,107</b>	<b>-</b>	<b>2,777,377</b>	<b>16,509,147</b>	<b>5,121,116</b>

# YEAR TO DATE SUMMARY - TIF FUND 2022

TIF ANNUAL REPORT - CITY OF COLLEYVILLE  
FISCAL YEAR ENDING SEPTEMBER 30, 2022 (FY 2022)

**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 2020 / FY 2021 TAXABLE VALUE	\$496,697,311		500,417,911	498,752,911
1998 BASE VALUE	\$75,593,230		75,779,230	75,821,735
INCREMENTAL VALUE INCREASE	\$421,104,081	\$0	\$424,638,681	422,931,176
<b>Colleyville TIF #1A</b>				
TAX YEAR 2020 / FY 2021 TAXABLE VALUE			47,094,175	46,792,175
2012 BASE VALUE			30,811,178	30,796,078
INCREMENTAL VALUE INCREASE		\$0	\$16,282,997	15,996,097

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

**REVENUES:**

<b>Tax Increment Revenues TIF #1 -</b>				
CITY OF COLLEYVILLE	(0.00280687 x TIF#1 incremental value)(0.00011091xTIF#1 incremental value)			1,212,294
GRAPEVINE COLLEYVILLE ISD **	(0.0091340 x TIF#1 incremental value)			3,770,145
To reimburse GCSID 26% of 2021				(980,238)
GRAPEVINE COLLEYVILLE ISD ***	(0.74 x payment difference from 2021 M&O tax rate vs. 2005 M&O tax rate)			
TARRANT COUNTY COLLEGE DISTRICT	0.0013017 x TIF#1 incremental value			543,138
TARRANT COUNTY #	CAPPED			-
TARRANT COUNTY HOSPITAL DISTRICT #	CAPPED			-
TOTAL				4,545,339
<b>Tax Increment Revenues TIF #1A -</b>				
CITY OF COLLEYVILLE	(0.00280687 x TIF#1 incremental value)(0.00011091xTIF#1 incremental value)			46,645
TARRANT COUNTY COLLEGE DISTRICT	(0.0013017 x TIF#1 incremental value)			20,949
<b>TOTAL TAX REVENUE</b>				<b>4,612,933</b>
CITY OF COLLEYVILLE BUSINESS CENTER				42,322
TENENT RENT REVENUES				101,443
GRANT PROCEEDS				39,458
TRANSFER FROM CAPITAL PROJECT FUND				2,529,864
<b>TOTAL NON-TAX REVENUE</b>				<b>2,713,088</b>
<b>TOTAL FUND REVENUE</b>				<b>7,326,021</b>

\*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

# YEAR TO DATE SUMMARY - TIF FUND 2022

## EXPENDITURES

### *Original Project Plan-*

LAND	2,000
SH 26	749,208
PROFESSIONAL SERVICES	3,000
PROFESSIONAL SERVICES - NORTHERN GATEWAY	13,208
PROFESSIONAL SERVICES - COLLEYVILLE GATEWAYS	1,128,886
CITY HALL - GOUNDS / IMPROVEMENTS	738,707
PROPERTY TAXES	54,604
DOWNTOWN IMPROVEMENTS - VOA DUES	27,065
RIVER WALK DRIVE - JUSTICE CENTER SITE IMPROVEMENT	103,708
TRANSFER TO OTHER FUND-BUDGET TRANSFER	194,318
STORM DRAINAGE MASTER PLAN	20,670
FIRE STATION - CENTRAL FIRE STATION RENOVATION	128,304
FIRE DEPARTMENT-HALL JOHNSON - RENOVATE	205,900
RIVERWALK DRIVE	54,976

### *Amended Project Plan-*

ROADWAY IMPROVEMENTS - GLADE ROAD DESIGN	8,161
ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION	45,367
ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4	3,271,464
ROADWAY IMPROVEMENTS - GLADE RD PHASE 11-CONST	655,288
ECONOMIC DEVELOPMENT GRANT	166,834
TRAILS & PUBLIC AMENITIES - SMALL SEGMENT SIDEWALK/TRAIL	5,475
ROADWAY IMPROVEMENTS- CHEEKSPARGER	

<b>TOTAL EXPENDITURES</b>	<b>7,577,143</b>
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### CASH BALANCE:

<b>TOTAL TIF CASH AND INVESTMENTS AS OF 7/12/2022</b>	<b>2,086,050</b>
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