



CITY OF COLLEYVILLE
TAX INCREMENT FINANCING
DISTRICT BOARD AGENDA
100 Main Street, Colleyville, Texas, 76034
Executive Conference Room - Third Floor

TUESDAY, JUNE 18, 2024 - 4:00 PM

1. CALL TO ORDER

2. RESOLUTION(S): READING AND PUBLIC HEARING

2a Resolution R-24-01

Approval of a resolution amending Resolution R-12-04; approving an amended Project and Financing Plan

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, June 14, 2024, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present 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 City Secretary at least 48 hours in advance at 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD BRIEFING

Agenda Number 2a

Agenda Date 6/18/2024

Number Resolution R-24-01

Type Resolution

Department City Secretary

Title

Approval of a resolution amending Resolution R-12-04; approving an amended Project and Financing Plan

Explanation

Reading and Public Hearing

David Pettit, Economic Development representatives, the TIF's consultant, will present a planned amendment to the TIF Project Plan.

In 1998 the City of Colleyville established TIF # 1 pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance O-02-1324 and Ordinance 0-03-1402 included in "Attachment Three" \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements.

In November 2012 the TIF was amended by the TIF Board of Directors by Resolution R-12-04 and the City Council by 0-12-1858 to expand the boundaries and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

This amendment serves to update the project costs categories listed in "Attachment Three" to Ordinance 0-98-1132 and "Exhibit A" to Ordinance 0-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

Attachments

1. Resolution R-24-01
2. Attachment Three from TIF project plan and financing plan (Ordinance O-98-1132)
3. Exhibit A from Ordinance O-12-1858 amending TIF

RESOLUTION R-24-01

A RESOLUTION AMENDING RESOLUTION R-12-04 AND APPROVING THE AMENDED TAX INCREMENT REINVESTMENT ZONE (TIRZ) PROJECT AND FINANCING PLAN;

WHEREAS, on November 4, 1998, the City Council of the City of Colleyville, Texas (the "City") created Tax Increment Reinvestment Zone Number One, City of Colleyville, Texas (the "Zone") pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131, to provide benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and

WHEREAS, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on November 24, 1998, and amended on January 22, 2002 the board of directors of the Zone (the "Board") adopted a project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code, were approved by the City Council pursuant to Ordinance O-98-1132 and amended by Ordinance O-02-1324, Ordinance O-03-1402, and Ordinance O-12-1858; and

WHEREAS, Section 311.011(e) of the Code allows the board of directors of a TIRZ to recommend an amendment to a project plan for the Zone so long as the amendment is consistent with the requirements and limitations of Chapter 311 of the Code and is approved by the governing body of the municipality that created the zone; and

WHEREAS, the Colleyville TIRZ Board desires to amend the TIRZ Project and Financing Plan, to update the project costs categories listed in "Attachment Three" to Ordinance O-98-1132 and "Exhibit A" to Ordinance O-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities, as described in "Exhibit A" which is attached hereto and hereby made a part of this Resolution for all purposes.

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

Sec. 1. THAT the attached amended TIRZ Project and Financing Plan Exhibit "A" is hereby approved.

Sec. 2. THAT this Resolution shall be effective immediately upon approval.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18TH DAY OF JUNE 2024.

**COLLEYVILLE TAX INCREMENT
FINANCING DISTRICT BOARD**

Bobby Lindamood
Chairman

ATTEST:

Christine Loven, TRMC
City Secretary

Tax Increment Reinvestment Zone #1

City of Colleyville, Texas

Tax Increment Reinvestment Zone #1, City of Colleyville

In 1998 the City of Colleyville established TIF # 1 (Colleyville TIF) pursuant to Ordinance 0-98-1124 and amended by Ordinance 0-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) with a base value of \$75,821,735 and scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132 and later amended by Ordinance 0-02-1324 and Ordinance 0-03-1402 included in "Attachment Three" \$35,328,690 in project costs, including public projects and \$7,938,690 in Grapevine-Colleyville Independent School District (GCISD) school improvements. In November 2012 the TIF was amended by 0-12-1858 to expand the boundaries and include new project costs of \$44,456,185, including \$17,256,185 in Economic Development Grants, with the purpose of benefiting the City, its residents, and property owners.

This document outlines a further amendment to the original project plan and reinvestment zone financing plan adopted pursuant to Ordinance 0-98-1132, and later amended by Ordinance 0-02-1324, Ordinance 0-03-1402, and 0-12-1858. All plans previously approved by the City Council pursuant to 0-98-1132, Ordinance 0-02-1324, Ordinance 0-03-1402, and 0-12-1858 will continue in effect except to the extent specifically amended or revised by the following amendment.

This amendment serves to update the project costs categories listed in "Attachment Three" to Ordinance 0-98-1132 and "Exhibit A" to Ordinance 0-12-1858, to outline the funding of a total of \$79,784,875 in project costs, including costs associated with operating reinvestment zone project facilities.

Proposed Project Costs - TIRZ #1	
Public Improvements	\$ 27,390,000
School Improvements	\$ 7,938,690
Operating Reinvestment Zone Project Facilities	\$ 3,600,000
Roadway Improvements	\$ 20,000,000
Trails and Public Amenities	\$ 5,500,000
Economic Development Grants	\$ 13,656,185
Administrative Costs	\$ 1,700,000
Total	\$ 79,784,875

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The \$79,784,875 project cost total amount shall not be exceeded without an amendment to the project and financing plan.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

COLLEYVILLE TIF PROJECT PLAN

Project	Total Cost	Non-TIF Cost	TIF Cost
S.H. 26 Improvements - raised medians, curb and gutter, drainage, street lighting, landscaping, traffic signals, water, and sanitary sewer	6,350,000	1,500,000	4,850,000
Hall-Johnson Road Improvements - roadway construction, R.O.W. acquisition, drainage, utility adjustments, landscaping, etc.	3,300,000	1,400,000	1,900,000
Main Street Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	700,000		700,000
Church Street Improvements - paving, drainage, utilities, traffic signal, signage, street lighting, landscaping etc.	1,100,000		1,100,000
Downtown Area Improvements - streets, land, public parking, bridge work, sidewalks, planning and engineering, etc.	2,200,000		2,200,000
Riverwalk Drive Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	1,200,000		1,200,000
Bluebonnet Road Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	750,000	80,000	670,000
Bogart Road Improvements - paving, drainage, utilities, signage, street lighting, landscaping, etc.	780,000	180,000	600,000
Tinker/Sanders Intersection Improvements - paving, drainage, utility adjustments, signage, street lighting, traffic signal, landscaping, etc.	220,000		220,000
City Hall	3,500,000		3,500,000
Plaza	2,734,360		2,734,360
Public Parking Structure	2,120,960		2,120,960
Storm Water Detention	200,000		200,000
Library	1,740,000	1,500,000	240,000
Police Station			0
Fire Station	1,493,500		1,493,500
Public Parking Lots, Land, and Engineering	3,011,180		3,011,180
School Improvements	7,938,690		7,938,690
Professional services - engineering, planning, inspection, testing, etc.	650,000		650,000
Total	39,988,690	4,660,000	35,328,690

EXHIBIT "A"

**Colleyville TIF #1 (Colleyville TIF)
Amended Project Plan and Reinvestment Zone Financing Plan
Amendment to Ordinance O-98-1131, Ordinance O-02-1324, and Ordinance
O-03-1402**

Introduction

In 1998 the City of Colleyville established TIF #1 (Colleyville TIF) pursuant to Ordinance O-98-1124 and amended by Ordinance O-98-1131 providing for a Tax Increment Financing (TIF) district encompassing 633 acres along Colleyville Boulevard (State Highway 26) with a base value of \$75,821,735 and scheduling to expire on 12/31/2030. The original project plan and reinvestment zone financing plan adopted pursuant to Ordinance O-98-1132 and later amended by Ordinance O-02-1324 and Ordinance O-03-1402 outlined more than \$27 million in public projects and \$7.9 million in Grapevine-Colleyville Independent School District (GCISD) school improvements, with the purpose of benefiting the City, its residents and property owners.

All taxing entities elected to participate at 100% of their respective tax rates with a few notable limitations.

1. GCISD elected to participate at 100% of its Maintenance and Operation rate with 74% being dedicated to \$27 million worth of general public improvements and the remaining 26% dedicated to the \$7.9 million worth of GCISD school improvements.
2. Tarrant County capped participation at \$4.35 million dollars.
3. Tarrant County Hospital District capped participation at \$3.85 million.

Initial projects included; Improvements to the Village at Colleyville, general roadway improvements, SH26 improvements, school improvements, a new city hall, a library, a fire station and other miscellaneous improvements. To date, the TIF has exceeded the original projections and has nearly funded all of the initial projects identified in the project and financing plan. However, additional projects have been identified since the TIF's inception that could leverage private investment and provide the City with additional benefits.

With this understanding, and in accordance with Sec. 311.011 (e) of the Texas Tax Code, the Board of Directors seek to amend the project plan and reinvestment zone financing plan to include additional public infrastructure projects and an economic development TIF grant program with the purpose of benefiting the City, its residents, and property owners.

The following pages outline the amendments to the original project plan and reinvestment zone financing plan adopted pursuant to Ordinance O-98-1132, and later amended by Ordinance O-02-1324 and Ordinance O-03-1402. All plans previously approved by the City Council pursuant to O-98-1132, Ordinance O-02-1324, and Ordinance O-03-1402 will continue in effect except to the extent specifically amended or revised by the following amendments.

Colleyville TIF #1 Amended Plan

Boundary

The initial Colleyville TIF #1 boundary encompassed approximately 633 acres along State Highway 26 (SH26) stretching from its southern most point at Cheek-Sparger Road to its northern most point near John McCain Road. A map of the original boundary as approved in 1998 is attached as Attachment 1.

The expanded boundary follows a very similar path but includes; approximately 20 new parcels near the intersection of Cheek-Sparger Road and Wayne drive, 26 parcels near the intersection of Cheek-Sparger Road and State Highway 26 (SH26), Bluebonnet Hills Memorial park, 15 parcels in Glade Points Center at the intersection of Highway 121 and Glade Road, and a number of City owned parcels south of State Highway 26 (SH26) and east of Longwood Drive. A map of the expanded boundary with new properties highlighted and a list of all properties to be added to the zone are attached as Attachment 2. The majority of the property to be added to the TIF is currently vacant underutilized land, while the remaining is comprised of commercial space. A map of the current land use for the TIF is attached as Attachment 3.

Appraised Value

The estimated appraised value of the additional property to be added to the zone is \$31,722,560, bringing the current total estimated appraised value to \$360,371,109.

Participation by Taxing Jurisdictions

Currently all taxing jurisdictions contribute 100% of their tax rate. It is anticipated that Tarrant County and the Tarrant County Hospital District will continue to participate at 100% until they hit their original cap, which is projected to occur in 2013 and will cease contributions to the TIF after that date unless an amendment to their participation agreements is mutually agreed upon. The City of Colleyville will continue to participate in the TIF at 100% of their tax rate as will the Tarrant County College District. The GCISD will continue to contribute 100% of the Maintenance and Operation rate only to the specific projects outlined in the original project and financing plan approved in 1998.

Project Plan Amendments

To further leverage private investment within TIF #1, the Board of Directors hereby establishes an Economic Development TIF Grant Program per Section 311.010 (h) of the Texas Tax Code.

The objectives of the Economic Development TIF Grant Program are to promote within the TIF: 1) development and diversification of the economy; 2) elimination of unemployment and underemployment; and 3) development and expansion of commerce. These objectives will be achieved by making grants and loans from the tax increment fund of the TIF in an aggregate amount not to exceed the amount of tax increment produced by the City and paid into the TIF fund for activities that benefit the TIF and stimulate business and commercial activity within the TIF.

Upon the approval of the amended project plan and reinvestment zone financing plan by the City Council the TIF Board of Directors shall have all the powers of the municipality under Chapter 380, Local Government Code. The City Council shall make final determination of all grant award amounts and awardees. Nothing contained herein shall obligate the TIF Board or the City Council to provide grant awards as this Economic Development TIF Grant Program does not constitute an entitlement.

Additional projects to be added to the project plan and reinvestment zone financing plan include:

Economic Development TIF Grant Program	\$ 17,256,185
Roadway Improvements	\$ 20,000,000
Trails and Public Amenities	\$ 5,500,000
Administrative Expenses	\$ 1,700,000
Total New Project Costs	\$ 44,456,185

A map with the estimated location of public improvements to be financed by the zone is attached as Attachment 4. Additional infrastructure and amenity improvements may be added to the list as future development projects and related opportunities present themselves. Project costs are intended as estimates only and may vary from the amounts listed above; however the total amount of project costs will not exceed \$44,456,185.

Financing Plan Amendments

All of the estimated project costs outlined above will be funded on a pay as you go basis through increment derived from the TIF district. The aggregate amount of all economic development grants will be limited to the increment produced by the municipality.

It is not anticipated that the TIF will issue any additional bonds to finance these improvements.

It is estimated that the TIF will generate approximately \$44.5 million in new revenue for the remainder of the TIF term, including any unallocated increment already generated by the TIF, for use on the additional projects. A year-by-year estimate of the capture appraised value of the zone is attached as Attachment 5.