City of Colleyville

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

Tax Increment Financing District Board Agenda

Monday, July 27, 2015
12:30 p.m.

Executive Conference Room
Third Floor, City Hall

1. CALL TO ORDER

2. CONSENT: READING AND PUBLIC HEARING- Resolution R-15-01

2a Approval of the minutes of the Tax Increment Financing District Board of Directors meeting of September 17, 2014

3. PRESENTATION AND DISCUSSION

3a Presentation of the Annual Tax Increment Financing District Report

3b 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, July 23, 2015 by 5:00 p.m.

Amy Shelley, TRMC
City Secretary

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-15-01

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 17, 2014.

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 17, 2014 are hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, __ NAYS, __ AND ABSTENTIONS ON THIS THE 27TH DAY OF JULY 2015.

ATTEST:	**COLLEYVILLE TAX INCREMENT FINANCING DISTRICT BOARD**
Amy Shelley, TRMC City Secretary	David Kelly Chairman

City of Colleyville
Tax Increment Financing District Board
MINUTES

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Wednesday, September 17, 2014	Executive Conference Room
12:00 - Noon	Third Floor, City Hall

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman David Kelly on September 17, at 12:08 p.m.

ROLL CALL: Chairman David Kelly, Vice Chairman Mike Taylor, Directors Tom Hart, Jody Short, Carol Wollin, Stan Vick for Director Mark McClendon, Carolyn Sims, and John Eubanks.

Absent: Director Scott Rule

City Manager Jennifer Fadden, Assistant City Manager and Chief Financial Officer Terry Leake, Economic Development Director Marty Wieder, Strategic Services Manager Adrienne Lothery, Finance Manager Karen Hines, and Assistant City Secretary Christine Loven.

2. CONSENT: READING AND PUBLIC HEARING- Resolution R-14-01

2a Approval of the minutes of the Tax Increment Financing District Board of Directors meeting of July 16, 2013

Chairman Kelly read Resolution R-14-01 in its entirety.

Chairman Kelly opened the public hearing at 12:09 p.m.

Director Jody Short stated he asked the July 16, 2013 TIF minutes be corrected, reflecting that Chairman Kelly adjourned Executive Session at 4:58 p.m., instead of 4:38 p.m. as the regular meeting was not recessed until 4:40 p.m. to move into Executive Session, and the corrected minutes were provided to the Board.

There was no one present wishing to speak and Chairman Kelly closed the public hearing at 12:09 p.m.

Director Wollin moved to approve Resolution R-14-01, approving the minutes as corrected.

Chairman David Kelly seconded the motion.

The motion to approve carried by the following vote:

Aye: 8 - Chairman David Kelly, Vice Chairman Mike Taylor, Directors Tom Hart, Jody Short, Carol Wollin, Stan Vick for Director Mark McClendon, Carolyn Sims, and John Eubanks.

Absent: 1 – Director Scott Rule

3. PRESENTATION AND DISCUSSION

3a Presentation of the Annual Tax Increment Financing District Report

Assistant City Manager and Chief Financial Officer Terry Leake presented the Annual Tax Increment Financing District Report and briefed the Board.

Chairman Kelly restated the final bond payment would be made in 2020.

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

Assistant City Manager and Chief Financial Officer Terry Leake presented a status report of the Tax Increment Financing District.

Chairman Kelly stated the construction figures were for completed projects in 2013. Assistant City Manager / Chief Financial Officer Terry Leake concurred.

Chairman Kelly stated the Village asset repurchase agreement terminated this spring and asked if a reserve is kept. Assistant City Manager / Chief Financial Officer Terry Leake explained the asset repurchase verification process and noted there are alternate methods of acceptance.

Director Eubanks asked what expenses were budgeted in the administrative expenses of $1,700,000. City Manager Jennifer Fadden stated the administrative fee line item reflects funds for studies, audits, and general administration over the remaining 17 years of the TIF, and the funds could also be used in other categories.

Director Eubanks asked what dollar amount has been budgeted for Highway 26. City Manager Jennifer Fadden stated $4.85 million.

4. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Kelly adjourned the meeting at 12:45 p.m.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS, ON THIS THE 27TH DAY OF JULY 2015.

Minutes taken and prepared by:

Christine Loven
Assistant City Secretary

City of Colleyville
Tax Increment Financing District Board
Agenda Briefing

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Agenda Number 3a | **Agenda Date** 07/27/2015 | **Number**
Type Presentation and Discussion
Department TIF

Title
Presentation of the Annual Tax Increment Financing District Report

Strategy Map Connection
B3- Utilize partnerships to implement cost-effective service solutions
F2- Invest to provide and maintain high quality public assets

Explanation
Adrienne Lothery, City of Colleyville Strategic Services Manager, will present the attached Annual Tax Increment Financing District Report for Fiscal Year 2014.

Attachments
1. TIF Annual Report FY 2014

TIF ANNUAL REPORT - CITY OF COLLEYVILLE
FISCAL YEAR ENDED SEPTEMBER 30, 2014

Colleyville TIF #1	
TAX YEAR 2013 / FISCAL YEAR 2014 TAXABLE VALUE	$329,363,634
1998 BASE VALUE	$75,821,735
INCREMENTAL VALUE INCREASE	$253,541,899
Colleyville TIF #1A	
TAX YEAR 2013 / FISCAL YEAR 2014 TAXABLE VALUE	$31,311,386
2012 BASE VALUE	$30,796,078
INCREMENTAL VALUE INCREASE	$515,308

REVENUES:

TAX INCREMENT REVENUES TIF #1 -	
CITY OF COLLEYVILLE	$902,356
GRAPEVINE COLLEYVILLE ISD -NET PAYMENT ^	$1,868,598
GRAPEVINE COLLEYVILLE ISD **	$797,140
GRAPEVINE COLLEYVILLE ISD ***	$805,366
TARRANT COUNTY #	$0
TARRANT COUNTY COLLEGE DISTRICT	$380,609
TARRANT COUNTY HOSPITAL DISTRICT #	$0
TOTAL	$4,754,068
TAX INCREMENT REVENUES TIF #1A -	
CITY OF COLLEYVILLE	$1,834
TARRANT COUNTY COLLEGE DISTRICT	$770
TOTAL	$2,604

^ TOTAL PAYMENT FROM GCISD IS $2,525,132.04 AND 26% OF THE PAYMENT ($656,534.33) IS RETURNED TO GCISD PER CONTRACT FOR A NET TOTAL OF $1,868,597.11

** SUPPLEMENTAL PAYMENT FOR TAX YEAR 2012 FOR DIFFERENCE IN ACTUAL TAX RATE AND $1.47 TAX RATE

*** SUPPLEMENTAL PAYMENT FOR TAX YEAR 2013 FOR DIFFERENCE IN ACTUAL TAX RATE AND $1.47 TAX RATE

CONTRACTUAL OBLIGATION FOR PAYMENT OF INCREMENTAL REVENUES HAS BEEN MET

EXPENDITURES:

SERIES 2011 REFUNDING BOND PAYMENT	$683,700
SH 26 UTILITY RELOCATION	$2,538,141
GLADE ROAD DESIGN	$925,539
GLADE ROAD ROW ACQUISITION	$447,657
WHOLE FOODS ECONOMIC DEVELOPMENT GRANT	$375,000
TOTAL	$4,970,037

OUTSTANDING DEBT SERVICE SCHEDULE

SERIES 2011 TAX INCREMENT REVENUE AND REFUNDING BONDS

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL	INTEREST RATE
2015	$565,000	$114,675	$679,675	3%
2016	$585,000	$97,425	$682,425	3%
2017	$600,000	$79,650	$679,650	3%
2018	$615,000	$61,425	$676,425	3%
2019	$640,000	$39,400	$679,400	4%
2020	$665,000	$13,300	$678,300	4%
TOTAL	$3,670,000	$405,875	$4,075,875	

City of Colleyville
Tax Increment Financing District Board
Agenda Briefing

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Agenda Number 3b **Agenda Date** 07/27/2015 **Number**
Type Presentation and Discussion
Department TIF

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

Explanation
Adrienne Lothery, City of Colleyville Strategic Services Manager, will provide an update of the Fiscal Year 2015 status of the Colleyville Tax Increment Financing (TIF) District.

Attachments
1. TIF FY 2015 update presentation

Colleyville Tax Increment Financing District

Fiscal Year 2015 Update

July 27, 2015

Purpose of a Tax Increment Financing (TIF) District

- 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

- Provides for debt issuance for infrastructure improvements within the zone

TIF District Resources/Expenditures

- Entities contribute ad valorem taxes received from the incremental value increase on property within the zone

- Debt issued for improvements within the TIF District is repaid from the participating entity’s ad valorem tax contributions

Colleyville TIF History

- November 1998: Tax Increment Financing Reinvestment Zone Number One (Colleyville TIF) is established by Ordinance O-98-1124*
  - 633 acres along Colleyville Blvd. (SH26)
  - Base year (1998) taxable value: $75,821,735
  - Termination to occur December 31, 2018 or when all project costs are paid and all debt is retired, whichever comes first
    - *O-98-1131 amends O-98-1124 and provides for a termination date of 12/31/2030
  - Estimated incremental taxable value at termination: $246,667,800

Colleyville TIF History

- November 2012: Tax Increment Financing Reinvestment Zone Number One (Colleyville TIF) is amended by Resolution R-12-04
  - Expanded TIF boundaries to include mostly additional vacant, underutilized land and some commercial property
  - Additions to the Project 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

Fiscal Year 2015 Contributed Tax Rate by Entity
Total TIF Contributed Tax Rate: $1.27447

City of Colleyville	$.35590
Grapevine-Colleyville ISD*	$.76960
Tarrant County**	$.00000
Tarrant County College	$.14897
Tarrant County Hospital District**	$.00000

* GCISD contributes 74% of the compressed operations and maintenance tax rate

** Tarrant County and Tarrant County Hospital District participation capped at $4.35M and $3.85M respectively; participation ended in FY2012

Fiscal Year 2015 TIF Taxable Value Recap

FY 1998 Taxable Base Value:	$75,821,735
FY 2015 Taxable Value:	$334,141,034
Incremental Value Increase:	$258,319,299
FY 2015 New Construction:	$2,523,987

Expanded TIF Area Base Value:	$30,796,078
FY 2015 Taxable Value:	$33,124,035
Incremental Value Increase:	$2,327,957
FY 2015 New Construction:	$0

Colleyville TIF District Commitments

- Outstanding Bond Issues:
  Series 2011: $3,396,200
  (Balance at September 30, 2015)

- *Incentified Developer Asset Repurchase Agreements:
  - Village at Colleyville: $4,500,000
  - Town Center: $2,582,500

* Payments are only made if the developer builds the specified assets in the agreement; the annual payment is based on the taxes received from the increase in the taxable assessed value of the property from the date of the agreement.

FY 2015 Property Value Incentified Asset Repurchase Agreements

- Town Center
  - 2001 Base Value: $ 2,993,059
  - FY 2015 Value: $54,216,679
  - Incremental Increase: $51,223,620

- Village at Colleyville
  - 1999 Base Value: $ 3,141,139
  - FY 2015 Value: $41,582,003
  - Incremental Increase: $38,962,344

Developer Asset Repurchase Agreement Payment Process

1. Developer submits invoices and cancelled check copies by reimbursable category

2. City Engineer reviews for completeness and category eligibility and certifies the improvement

3. Strategic Services Manager determines amount eligible to be paid annually per Tarrant Appraisal District TIF value reports

4. TIF payments are reviewed by the City's external auditors during the annual audit

Town Center Asset Repurchase Agreement

- Total Agreement (March 2003): $2,582,500
- No Termination of Agreement
- Total Value Submitted to Date: $2,271,631
- Total Payments to Date: $2,271,631
- Total Remaining Obligation: $310,869

Village at Colleyville
Asset Repurchase Agreement

- Original Agreement (Dec. 1999): $5,000,000
- Revised Agreement (Jan. 2001): $7,500,000
- Renegotiated Agreement (May 2009): $4,500,000
- Agreement Terminated: May 16, 2014
- Total Value Submitted to Date: $2,280,042
- Total Payments to Date: $2,280,042
- Total Remaining Obligation: $2,219,958
- Project Plan Unallocated Funds: $3,000,000

City of Colleyville TIF District Original Adopted Project Plan

Colleyville TIF Project Plan	Total	Village at Colleyville Revised Agr.	Unallocated Project Plan balance	Roadway Improvements	SH26 Matching	School Improvements	City Hall	Library	Fire Station	Town Center Agreement
Downtown Improvements	$2,200,000	$1,700,000	$500,000							
Plaza	$1,595,000	$875,000	$200,000				$520,000			
Professional Services	$650,000	$400,000					$250,000			
Public Parking, land, engineering	$4,371,500	$700,000	$500,000				$980,000	$734,000		$1,457,500
Storm Drainage	$200,000	$125,000								$75,000
Library	$240,000							$240,000		
Hall-Johnson Road	$1,900,000			$1,900,000						
Bluebonnet Drive	$670,000			$670,000						
SH 26	$4,850,000				$4,850,000					
Tinker/Sanders Intersection	$220,000				$220,000					
Bogart	$600,000			$600,000						
Church Street	$2,150,000			$1,100,000						$1,050,000
Riverwalk Drive	$250,000			$250,000						
Public Parking Structure	$1,800,000		$1,800,000							
Main Street	$700,000	$700,000								
City Hall	$3,500,000						$3,500,000			
Fire Station	$867,500								$867,500	
John McCain Road	$626,000			$626,000						
School Improvements	$7,938,690					$7,938,690				
Total	**$35,328,690**	$4,500,000	**$3,000,000**	**$5,146,000**	**$5,070,000**	**$7,938,690**	**$5,250,000**	**$974,000**	**$867,500**	**$2,582,500**

Original Project Plan Status Update: Completed Projects

- Bluebonnet Drive
- Bogart Drive
- Church Street
- Hall-Johnson Road
- John McCain Road
- Riverwalk Drive
- City Hall
- Central Fire Station
- Library
- School Improvements
- State Highway 26 (SH26)

Original Project Plan Status Update:
In Progress Projects

- Tinker/Sanders Intersection (Sanders is now named Oak Pointe Drive)
  - Phase II SH26 project

- Town Center Agreement

- Village at Colleyville Agreement

CITY OF COLLEYVILLE TEXAS

November 2012 TIF Project Plan Amendment Status

Economic Development Grant Program:	$17,256,185
Whole Foods Grant	-$2,250,000
Remaining balance Economic Development Grant category	$15,006,185
Available cash balance at 9/30/2015	$6,859,263
Infrastructure Improvements	
(Roadway/Trails and Public Amenities/Administrative):	$27,200,000
Portion of SH26 utility relocations:	-$3,562,388
Glade Road Project:	-$1,951,394
Remaining balance Infrastructure Improvements category *	$21,686,218
Available cash balance 9/30/2015:	$6,703,376

*Balance of Glade Road project could come from this category

Questions and Discussion