



City of Colleyville

Tax Increment Financing District Board Agenda

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

Wednesday, July 31, 2019
12 Noon

Executive Conference Room
Third Floor, City Hall

- 1. CALL TO ORDER**
- 2. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-01**
 - 2a** Approval of the July 30, 2018 Tax Increment Financing District Board Meeting Minutes
 - 2b** Approval of the January 24, 2019 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 26, 2019 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-19-01

**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 31, 2019.

**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 30, 2018 are hereby approved.
- Sec. 2. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held January 24, 2019 are hereby approved

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, ___ NAYS, ___ AND ABSTENTIONS ON THIS THE 31ST DAY OF JULY 2019.

ATTEST:

**COLLEYVILLE TAX INCREMENT
FINANCING DISTRICT BOARD**

Christine Loven, TRMC
City Secretary

Richard Newton
Chairman



City of Colleyville Tax Increment Financing District Board Agenda Briefing

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

Agenda Number 2a	Agenda Date 7/31/2019	Number
Type Resolution		
Department City Secretary		
Title		
Approval of the July 30, 2018 Tax Increment Financing District Board Meeting Minutes		

Strategic Plan

Explanation

Attachments

1. July 30, 2018 TIF Minutes



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

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

Monday, July 30, 2018
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 30, 2018, at 12:00 p.m.

ROLL CALL: Chairman Richard Newton and Directors George Dodson, Kathy Wheat, Bobby Lindamood, Tammy Nakamura, John Eubanks, and Mark McClendon.

ABSENT: Directors Scott Rule and Rebecca Barksdale

ALSO PRESENT: Assistant City Manager Adrienne Lothery, Assistant City Manager Mark Wood, Chief Financial Officer Shereen Gendy, and City Secretary Christine Loven.

2. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-18-01

2a Approval of the July 24, 2017 Tax Increment Financing District Board Meeting Minutes

2b Approval of the January 31, 2018 Tax Increment Financing District Board Meeting Minutes

Chairman Newton read Resolution R-18-01 in its entirety.

Mayor Newton opened the public hearing at 12:01 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 12:02.

Director Dodson made a motion to approve Resolution R-18-01, Director Nakamura seconded the motion.

The motion to approve carried by the following vote:

Aye: 7 - Chairman Richard Newton and Directors George Dodson, Kathy Wheat, Bobby Lindamood, Tammy Nakamura, John Eubanks, and Mark McClendon.

Absent: 2 - Directors Scott Rule and Rebecca Barksdale

Assistant City Manager Adrienne Lothery had begun the review of the TIF when Chairman Newton was advised audio and video was lost. There was a pause in the meeting until 12:15 p.m. At 12:15 p.m. the meeting was resumed, and Chairman Newton recapped the roll call, vote on Consent Resolution R-18-01, and asked Assistant City Manager Lothery to resume.

3. PRESENTATION AND DISCUSSION

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

Assistant City Manager Adrienne Lothery presented this item and answered questions of the Board. Manager Lothery 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.

Manager Lothery reviewed the history of the TIF and stated the TIF will expire in 2030. She then reviewed the taxable values, noted though there are five partners in the TIF, only the City of Colleyville, GCISD, and Tarrant County College are contributing, as Tarrant County and Tarrant County Hospital District reached their committed participation levels in fiscal year 2012.

Manager Lothery gave highlights of the FY2018 timeline, FY2017 Revenues, project plans, and the Five Year Plan. She further reiterated to the Board the 2011 TIF refunding bonds were refunded in 2016, resulting in a savings of \$95,000, and the 2016 bonds did not extend the debt, which will allow the TIF debt to be paid off in 2020.

Manager Lothery made reference to the 5-year plan working draft which was shared at the January 2018 meeting and noted with input from the entities, she expects to update the plan each year, through the TIF expiration in 2030.

There was general discussion of the TIF grants, the City's beautification efforts, construction projects, and the possibility of an Entrepreneur Center.

The Board thanked Manager Lothery for the update.

4. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting at 1:02 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 31ST DAY OF JULY 2019.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



City of Colleyville Tax Increment Financing District Board Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2b	Agenda Date 7/31/2019	Number
Type Resolution		
Department City Secretary		
Title		
Approval of the January 24, 2019 Tax Increment Financing District Board Meeting Minutes		

Strategic Plan

Explanation

Attachments

1. TIF Minutes 1-24-2019



City of Colleyville Tax Increment Financing District Board MINUTES - DRAFT

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
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Thursday, January 24, 2019
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 24, 2019, at 12:06 p.m.

ROLL CALL: Chairman Richard Newton and Directors George Dodson, Kathy Wheat, Bobby Lindamood, Tammy Nakamura, John Eubanks, and Mark McClendon.

ABSENT: Directors Scott Rule and Rebecca Barksdale

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Assistant City Manager Mark Wood, Accounting Manager Karen Hines, and Assistant to the City Secretary Keera Seiger

2. PRESENTATION AND DISCUSSION

2a Review and discuss the status of the Colleyville Tax Increment Financing District

Manager Lothery 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.

Chairman Newton stated he has received questions from residents regarding Glade Road, and noted \$1.6 million has been the total amount spent on everything done up to this point on Glade Road. Extra effort and time was spent on Glade Road to get it done in a way that satisfies all citizens' issues the City is aware of, so everyone is happy.

At the request of Mayor Newton, Manager Ducay explained the BEST Program is an improvement program for businesses in Colleyville, whereby a business makes tangible improvements to the exterior and/or interior of their building, that are taxable benefits, which result in the business valuation increasing. The program incentivizes Colleyville businesses to make improvements, and matches funding up to \$30,000. On the extreme end, the City also provides up to \$100,000 for businesses that completely tear down and rebuild their buildings when their buildings no longer serve their purpose.

Mayor Newton and Manager Ducay mentioned businesses that have or will soon take advantage of the BEST Program, which include Loveria Caffe, Liliium Florals, an auto body shop, and The Londoner.

Director McClendon asked if the TIF Board could consider discussing incentive requests larger than \$20,000 prior to their approval, to which Manager Ducay replied traditionally the discussion is part of the budget process, which can move rather quickly at times, and calling a meeting for smaller requests could become onerous, but keeping all TIF members updated with regular notifications would be a good idea and he has no problem with meeting to discuss larger incentive requests. Manager Ducay stated all incentive requests go before City Council for final consideration and approval.

There was further discussion regarding calling meetings for the ability to discuss large incentive requests over a certain threshold, giving notification to the TIF Board, Colleyville residents, and TIF rules and procedures.

3. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting at 12:54 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 31ST DAY OF JULY 2019.

Minutes taken and prepared by:

Keera Seiger
Assistant to the City Secretary



Annual Board Meeting

City of Colleyville TIF Board
July 31, 2019

Background: Purpose of a TIF

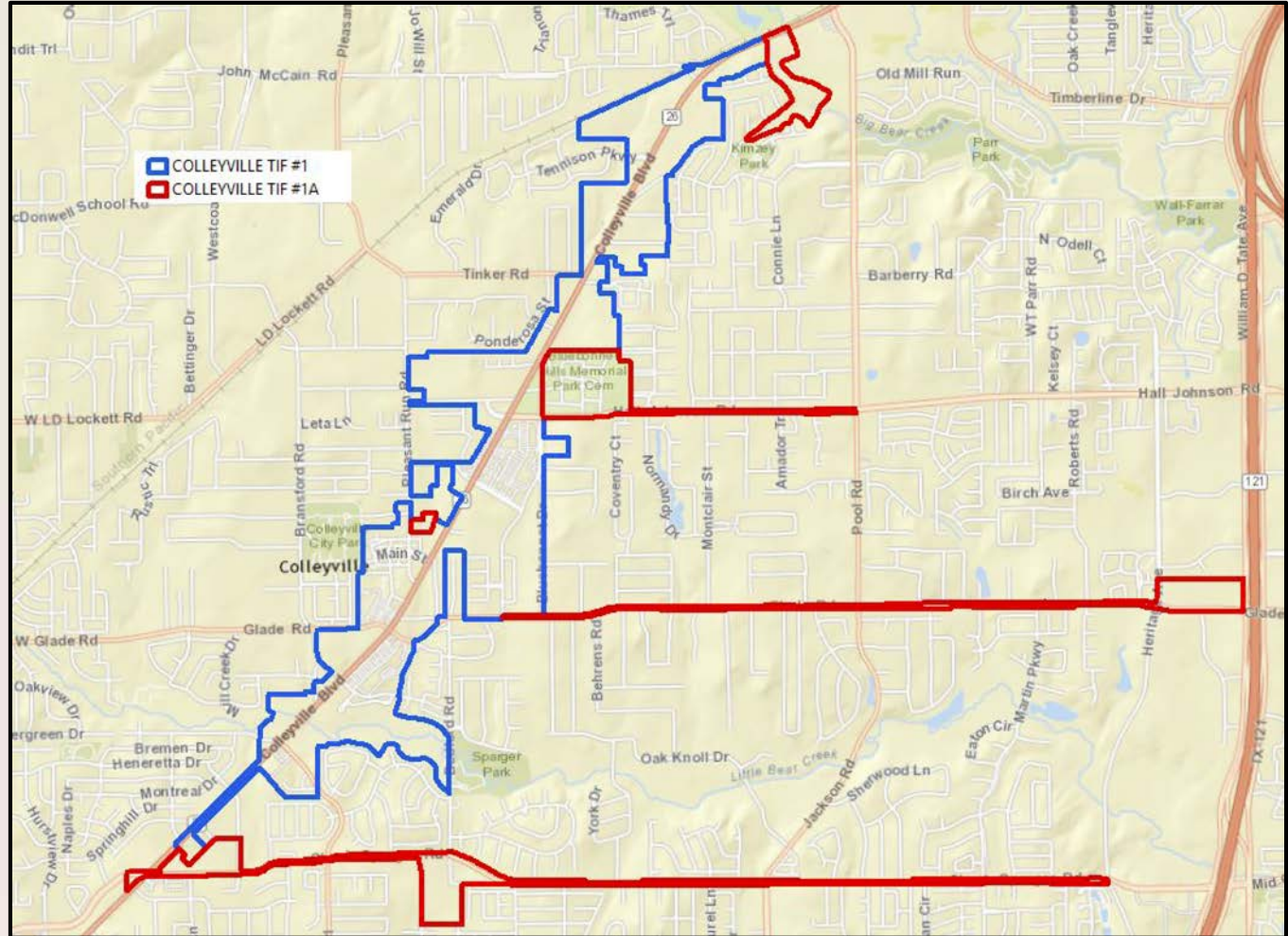


- Chapter 311 of the Texas Tax Code
- To accelerate commercial development in an underdeveloped area (geographic zone) or to renovate existing blighted development in an area
- Entities contribute ad valorem taxes received from the incremental value increase on property within the zone
- Provides for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

TIF Map



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



Background: FY 2019 Timeline



Dates	Action
Summer 2018	Taxing entities adopt a tax rate for FY 2019
July 25, 2018	TAD certifies AV values for FY 2019
December 2018	City of Colleyville submits annual report for Fiscal Year ended Sept. 30, 2018 (FY 2018) – due 90 days after FYE
January 2019	TIF Board meeting – Update on Financial Position & 5-Year Working Plan
March 2019	Final Updates to 2018 AV values received from TAD; City of Colleyville invoices TIF partners for FY 2019
May 1, 2019	FY 2019 TIF payments due
July 2019	Annual TIF Board meeting - in July per bylaws

TIF Taxable Value Update



<u>1998 Taxable Base Value:</u>	<u>\$75,821,735</u>
2017 Taxable Value (2/26/18):	\$442,248,745
2018 Taxable Value (2/26/19):	\$470,308,215
Incremental Value Increase:	\$394,486,480
2018 New Construction (2/26/19):	\$4,264,653
<u>Expanded TIF Area Base Value:</u>	<u>\$30,796,078</u>
2017 Taxable Value (2/26/18):	\$39,918,884
2018 Taxable Value (2/26/19):	\$42,820,755
Incremental Value Increase:	\$12,024,677
2018 New Construction (2/26/19):	\$0

TIF Participation



Entity	Rate	Still Participating?
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>		

Outstanding Debt



SERIES 2016 TAX INCREMENT REVENUE AND REFUNDING BONDS

FISCAL YEAR	PRINCIPAL	INTEREST	TOTAL	INTEREST RATE
2019	\$625,000	\$28,725	\$653,725	3%
2020	\$645,000	\$9,675	\$654,675	3%
TOTAL	\$1,270,000	\$38,400	\$1,308,400	

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 2019 TIF Board meeting - current Work Plan now forecasts revenue for all remaining years (through TIF expiration on 12/31/30)

TIF Project Highlights

Colleyville Plaza



Base Bid: \$2,468,693

Add/Alt Bid: \$305,854.50

Total Bid: \$2,774,547.50

Completion: Mid-November

SH26 Corridor



Glade Road



Glade Road (Colleyville Boulevard to Pool Road):

Summer 2019 - Complete the final design (plans are at 90%), complete land acquisitions, coordinate with the various franchise utilities

Summer/Fall 2019 - Utility relocations (9 Months +/-)

Winter 2019/2020 – Bidding Phase and Contract Award

Summer 2020 – Anticipate Construction

Summer 2021 – Construction complete

Colleyville Business Center



CITY OF COLLEYVILLE ENTREPRENEUR CENTER

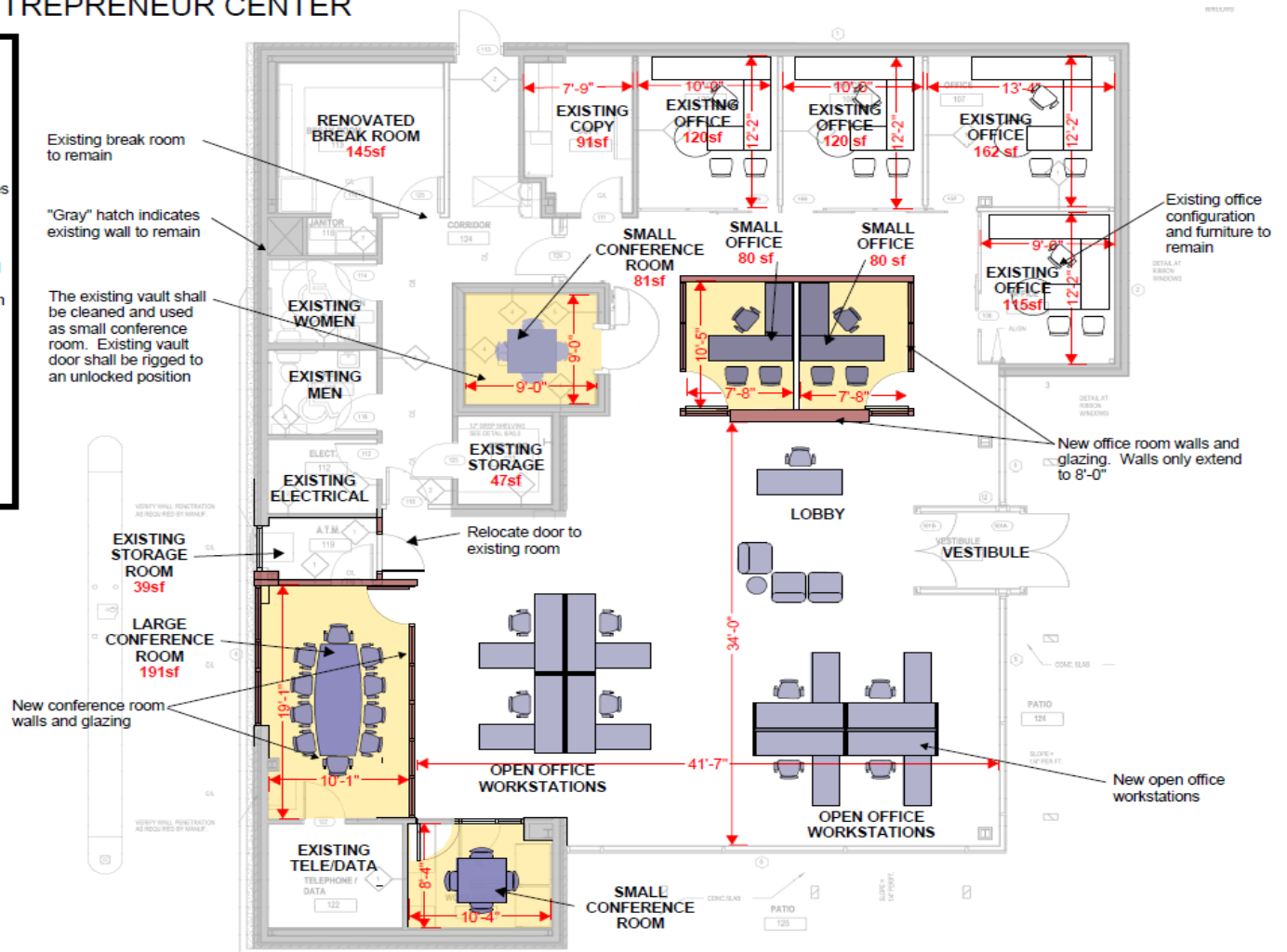
QUICK FACTS

SCOPE OF WORK:

- Existing exterior configuration to remain
- Existing offices to remain
- Existing restrooms, break room, copy room, storage room, electrical room, and tele/data room to remain.
- Utilize existing safe as small conference room. No changes to room. Door to be rigged unlocked at all times.
- Convert existing workroom into small conference room.
- Reconfigure drive-up teller area into large conference room.
- Existing ceiling and flooring to remain except for new small conference rooms.
- \$25K allowance for new workstations and conference room furniture. Explore options for used or donated furniture to provide quantity indicated on plan.

COST RANGE:

Construction: \$90,000 to \$110,000
 Design Fee: \$12,000
 Technology: By owner
 Furniture Cost: \$25,000
 Project Contingency: \$10,000
Total Cost Range: \$137,000 to 157,000



PLAN LAYOUT OPTION 3

Questions & Discussion

TIF 5 YEAR WORKING PLAN
July 2019

	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan
Estimated 10/1/18 Available Balances	\$ 13,552,502					\$ 7,359,233
FY 2019						
Central Fire Station Capital Improvements & Repairs	\$ 147,322	\$ -	\$ -	\$ -	\$ -	
Senior Center Improvements				50,000		
Cheek-Sparger Road (San Bar to Brown Trail) - Design			420,000			
Glade Road (Phase 2-SH26 to Pool) - Design			150,000			
Glade Road median improvements			50,000			
Roberts Road - Design			181,268			
Roberts Road - ROW Acquisition			50,000			
City Hall Automatic Doors	102,000					
City Hall Parking Lot Improvements	80,000					
City Hall - Backup Generator	215,000					
Plaza / City Hall Traffic Re-route - Terra Cotta Way Expansion	61,000					
TIF Debt Payment	653,725					
Fiber Project	300,000					
SH26 Water/Wastewater Conflicts	250,000					
SH26 Signal and Roadway Improvements	115,000					
SH26 ROW maintenance during reconstruction	25,000					
Economic Development Grants		500,000				
Entrepreneur Center		100,000				
Land Acquisition / Public Parking / Downtown Improvements	600,000					
Stormwater Master Plan	500,000					
Plaza at City Hall & City Hall entryway	2,774,548					
John McCain Road - Roundabout improvements (landscape)	50,000					
John McCain Road & Westcoat Drive Roundabout - Design	66,511					
Glade Road & Pool Roundabout improvements (landscape)				50,000		
	\$ 5,940,106	\$ 600,000	\$ 851,268	\$ 100,000	\$ -	\$ 1,551,268
(+) FY19 Revenue	4,039,074					1,800,000
Estimated 10/1/19 Available Balances	\$ 11,651,470					\$ 7,607,965
FY 2020						
SH26 Improvements	\$ 9,000,000					
SH26 ROW maintenance during reconstruction	25,000					
Main Street (at SH26) Median Improvements	50,000					
Wayfinding Signs to Downtown & Street Furniture	350,000					
Construction of Parking Facility at Central Fire Station	125,000					
Rehabilitate the Historic Fire Station	234,000					
Drainage Improvements	150,000					
John McCain Road & Westcoat Drive Roundabout - Construction	800,000					
Recreation Center - Design	500,000					
Annual Sidewalk/Trail Construction/Grant Match				\$ 100,000		
Economic Development Grants		\$ 2,000,000				
Entrepreneur Center		200,000				
City Hall/Library - HVAC Replacement	327,600					
Cheek-Sparger Road (San Bar to Brown Trail) - Construction			1,328,000			
Cheek-Sparger Trail				\$ 400,000		
Roberts Road - Construction			2,100,000			
Glade Road (Phase 2 - SH26 to Pool) - Construction			2,240,103			
Trail - Little Bear Creek connection of CNC to Sparger Park	750,000					
Land acquisition	4,000,000					
TIF Debt Payment	654,675					
	\$ 16,966,275	\$ 2,200,000	\$ 5,668,103	\$ 500,000	\$ -	\$ 8,368,103
(+) FY20 Revenue	4,241,028					1,890,000
Estimated 10/1/20 Available Balances	\$ (1,073,778)					\$ 1,129,862
FY 2021						
City Hall - Flooring Rehab	\$ 88,000					
SH26 Improvements	4,000,000					
Annual Sidewalk/Trail Construction/Grant Match				\$ 100,000		
Drainage Improvements	100,000					
Downtown Improvements- Creation of riverwalk area	500,000					
Justice Center	200,000					
Glade Road (Phase 2 - SH26 to Pool) - Construction	3,000,000		7,200,000			
Land acquisition	-					
Recreation Center Construction	3,000,000			\$ 1,000,000		
Entrepreneur Center		100,000				
Economic Development Grants		400,000				
	\$ 10,888,000	\$ 500,000	\$ 7,200,000	\$ 1,100,000	\$ -	\$ 8,800,000
(+) FY21 Revenue	4,453,079					1,984,500
Estimated 10/1/21 Available Balances	\$ (7,508,699)					\$ (5,685,638)

TIF 5 YEAR WORKING PLAN

July 2019

	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan
FY 2022						
Library - Flooring Rehab	\$ 95,500					
Annual Sidewalk/Trail Construction/Grant Match				\$ 100,000		
Drainage Improvements	500,000					
Land acquisition	2,000,000					
Recreation Center Construction	2,000,000			\$ 2,000,000		
Entrepreneur Center		100,000				
Economic Development Grants		300,000				
	\$ 4,595,500	\$ 400,000	\$ -	\$ 2,100,000	\$ -	\$ 2,500,000
(+) FY22Revenue	4,675,733					2,083,725
Estimated 10/1/22 Available Balances	\$ (7,428,466)					\$ (6,101,913)
FY 2023						
Land acquisition	3,000,000					
Storm Drainage Improvements	1,000,000					
Annual Sidewalk/Trail Construction/Grant Match				\$ 100,000		
Drainage Improvements	150,000					
Entrepreneur Center		100,000				
Economic Development Grants		400,000				
	\$ 4,150,000	\$ 500,000	\$ -	\$ 100,000	\$ -	\$ 600,000
(+) FY23Revenue	4,909,520					2,187,911
Estimated 10/1/23 Available Balances	\$ (6,668,946)					\$ (4,514,002)
FY 2024						
Land acquisition	3,000,000					
Storm Drainage Improvements	1,000,000					
Annual Sidewalk/Trail Construction/Grant Match				\$ 100,000		
Drainage Improvements	150,000					
Entrepreneur Center		100,000				
Economic Development Grants		400,000				
	\$ 4,150,000	\$ 500,000	\$ -	\$ 100,000	\$ -	\$ 600,000
(+) FY24Revenue	5,154,995					2,297,307
Estimated 10/1/24 Available Balances	\$ (5,663,951)					\$ (2,816,695)
FY 2025-2030						
(+) FY25Revenue	5,412,745					2,412,172
(+) FY26Revenue	5,683,383					2,532,781
(+) FY27Revenue	5,967,552					2,659,420
(+) FY28Revenue	6,265,929					2,792,391
(+) FY29Revenue	6,579,226					2,932,010
(+) FY30Revenue	6,908,187					3,078,611
Estimated 10/1/30 Available Balances	\$ 24,244,884					\$ 10,512,079

*Expires December 31, 2030 (before payments for FY2031 would occur)
 Note: Will need to discuss how last year is pro-rated or not

Assumes 5% growth in annual TIF AV revenue