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 29, 2020 — Executive Conference Room
12 Noon — Third Floor, City Hall

1. CALL TO ORDER

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

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 24, 2020 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-20-01

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 29, 2020.

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 31, 2019 are hereby approved.

Sec. 2. THAT the minutes of the Tax Increment Financing District Board of Directors meeting held January 22, 2020 are hereby approved

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES, __ NAYS, ON THIS THE 29TH DAY OF JULY 2020.

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
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Agenda Number 2a **Agenda Date** 7/29/2020 **Number**
Type Resolution
Department City Secretary

Title
Approval of the July 31, 2019 Tax Increment Financing District Board Meeting Minutes

Explanation

Attachments
1. July 31, 2019 TIF Minutes

City of Colleyville
Tax Increment Financing District Board
MINUTES - DRAFT

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

Wednesday, July 31, 2019 — Executive Conference Room
12 Noon — 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 31, 2019, at 12:03 p.m.

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

ABSENT: Directors Scott Rule and Rebecca Barksdale

ALSO PRESENT: Assistant City Manager Adrienne Lothery, Assistant City Manager Mark Wood, Accounting Manager Karen Hines, and City Secretary Christine Loven.

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

Chairman Newton read Resolution R-19-01 in its entirety.

Chairman Newton opened the public hearing at 12:05 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 12:05.

Director Dodson made a motion to approve Resolution R-19-01, and 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 Carol Bracken.

Absent: 2 - Directors Scott Rule and Rebecca Barksdale

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 annual TIF values, stating the TIF continues to exceed projections and is nearing payoff of all TIF debt.

Manager Lothery reviewed all the project plans and highlighted SH26 and Glade Road projects, John McCain Trails, and economic development grants before reviewing the 5 year plan.

There was general discussion regarding the project plans and estimates for the project and what can occur at the end of the TIF in 2030.

4. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting without objection at 12:46 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS, ON THIS THE 29TH DAY OF JULY 2020.

Minutes taken and prepared by:

Christine Loven

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** 7/29/2020 **Number**
Type Resolution
Department City Secretary

Title

Approval of the January 22, 2020 Tax Increment Financing District Board Meeting Minutes

Explanation

Attachments

1. TIF Minutes January 22, 2020

City of Colleyville
Tax Increment Financing District Board
MINUTES - DRAFT

City Hall
100 Main Street
Colleyville, Texas 76034
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Thursday, January 22, 2020 — Executive Conference Room
12:00 p.m. — Third Floor, City Hall

The Tax Increment Financing District Board of Directors meeting was called to order by Chairman Richard Newton on January 22, 2020, at 12:00 p.m.

ROLL CALL: Chairman Richard Newton and Directors George Dodson, Kathy Wheat, Bobby Lindamood, Tammy Nakamura, John Eubanks, Susan Alanis, and J. R. Labbe.

ABSENT: Director Rebecca Barksdale

ALSO PRESENT: Finance Director Kyle Lester, City Manager Jerry Ducay, Assistant City Manager Adrienne Lothery, Assistant City Manager Mark Wood, Accounting Manager Karen Hines, and Secretary Christine Loven.

Chairman Newton welcomed Susan Alanis, Tarrant County College; and J. R. Labbe, Tarrant County Hospital District, and gave a high level overview of the development of the TIF.

2. PRESENTATION AND DISCUSSION

2a Fiscal Year 2019 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 2019. During the review, Assistant City Manager Adrienne Lothery discussed the SH26 medians, TIF Grants, and placeholders for the City land purchases. Assistant City Manager Mark Wood discussed the Glade Road project, the current City land purchase at the Northern Gateway, and the Colleyville Business Center.

Director Nakamura asked staff if the bonds were paid off in 2020. Director Lester stated the debt issued in 2016 as a refunding obligation was to restructure several outstanding debt issues into one to save on interest, of which the previous TIF-funded issue was a part. The portion of the 2016 issue the TIF is responsible for does expire after this year. The remaining debt goes out further, however, the TIF only has to pay its portion through February of 2020.

Director Labbe asked City staff to explain the Senior Center Improvements. Chairman Newton stated the Senior Center is a renovated Church on 10 acres, owned by the City. The City is currently in the process of deciding what, if any, changes need to occur at the Center and noted four options were presented to the public in a recent Citizen Survey. City Manager Jerry Ducay stated it has become apparent, if the Senior Center is redesigned or constructed to be a Recreation Center, this will become a City Capital Plan conversation as costs would exceed TIF funding.

Director Alanis questioned the use of TIF funds for City Capital Maintenance items. Manager Lothery advised the restrictive funds are being used from the original project scope.

Director Alanis stated it appears there is a miscalculation for Tarrant County College District's participation in the TIF #1A. Director Lester advised he will review this item and advise the Board if a correction is necessary.

3. ADJOURNMENT

There being no further business before the Tax Increment Financing District Board, Chairman Newton adjourned the meeting at 12:40 p.m.

APPROVED BY A VOTE OF __ AYES, __NAYS, AND _ ABSTENTIONS, ON THIS THE 29TH DAY OF JULY 2020.

Minutes taken and prepared by:

Christine Loven, TRMC
Secretary

City of Colleyville
Tax Increment Financing District Board Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3a | **Agenda Date** 7/29/2020 | **Number**
Type Presentation and Discussion
Department City Manager

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 2020 TIF Board Meeting Presentation
2. FY 2020 - 2025 TIF CIP - July 2020
3. TIF Fund-FY 2020

Annual Board Meeting

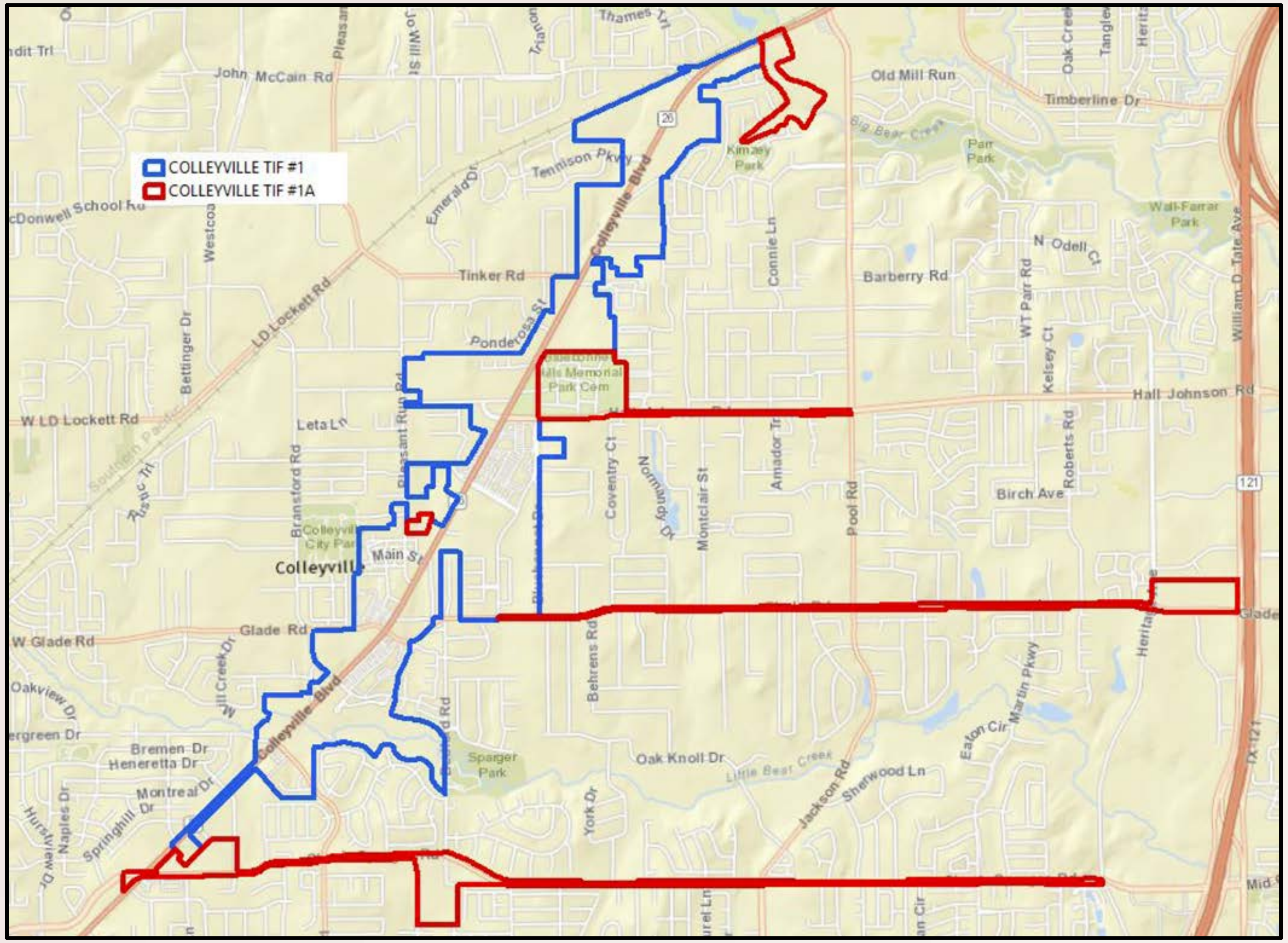
City of Colleyville TIF Board
July 29, 2020

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 2020 Timeline

Dates	Action
Summer 2019	Taxing entities adopt a tax rate for FY 2020
July 25, 2019	TAD certifies AV values for FY 2020
December 2019	City of Colleyville submits annual report for Fiscal Year ended Sept. 30, 2019 (FY 2019) – due 90 days after FYE
January 2020	TIF Board meeting – Update on Financial Position & 5-Year Working Plan
March 2020	Final Updates to 2019 AV values received from TAD; City of Colleyville invoices TIF partners for FY 2020
May 1, 2020	FY 2020 TIF payments due
July 2020	Annual TIF Board meeting - in July per bylaws

TIF Taxable Value Update

1998 Taxable Base Value:	$75,821,735
2018 Taxable Value:	$470,308,215
2019 Taxable Value:	$498,749,546
Incremental Value Increase:	$422,927,811
2019 New Construction:	$583,549

Expanded TIF Area Base Value:	$30,796,078
2018 Taxable Value:	$42,820,755
2019 Taxable Value:	$46,639,907
Incremental Value Increase:	$15,843,829
2019 New Construction:	$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
* 74% dedicated to $27 million in general public improvements and remaining 26% dedicated to GCISD school improvements		

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

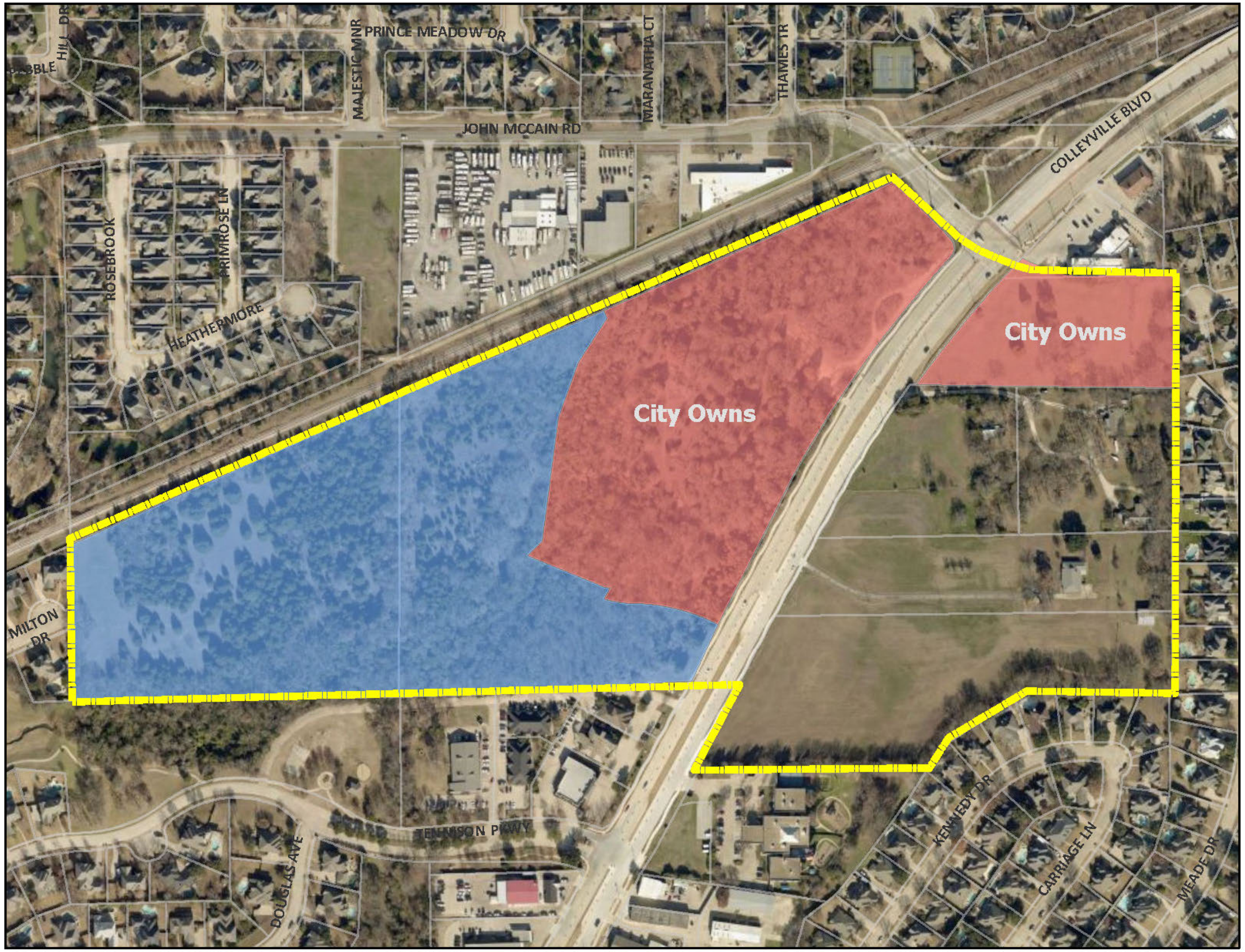
5-Year Plan

- 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 - Work Plan forecasted revenue for all remaining years (through TIF expiration on 12/31/30)
- July 2020 TIF Board meeting – Updated work plan continues to forecast revenue/fund balance through 12/31/2030

TIF Project Highlights

Cheek-Sparger Construction

Land Purchases



SH26 Corridor

Glade Road

<u>Glade Road (Colleyville Boulevard to Pool Road):</u>

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

Questions & Discussion

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
Estimated 6/1/2020 Available Balances	**$12,864,857**					**$6,927,230**	**$19,792,087**
Projects under contract or in progress						0	0
Cheek-Sparger Road (San Bar to Brown Trail) - Design			$50,000.00			$50,000.00	$50,000.00
Construction of Parking Facility at Central Fire Station	$125,000.00					$0.00	$125,000.00
Drainage Fee Assessment Study	$50,000.00					$0.00	$50,000.00
Drainage Improvements FY2020	$150,000.00					$0.00	$150,000.00
Colleyville Business Center		$200,000.00				$200,000.00	$200,000.00
John McCain Road and Westcoat Drive Roundabout - Construction			$800,000.00			$800,000.00	$800,000.00
Land Purchases	$9,900,000.00					$0.00	$9,900,000.00
Nature Center Trail-Design				$324,000.00		$324,000.00	$324,000.00
Roberts Road (Glade to Grapevine City Limits) - DESIGN			$205,000.00			$205,000.00	$205,000.00
Roberts Road (Glade to Grapevine City Limits) - ROW Acquisition			$60,000.00			$60,000.00	$60,000.00
SH26 Beautification FY2020	$2,000,000.00					$0.00	$2,000,000.00
Stormwater Master Plan	$193,000.00					$0.00	$193,000.00
Sum Of Total Project Cost:	**$12,418,000.00**	**$200,000.00**	**$1,115,000.00**	**$324,000.00**	**$0.00**	**$1,639,000.00**	**$14,057,000.00**
Estimated 9/30/21 Year End Balance	**$446,857**					**$5,288,230**	**$5,735,087**
(+) Year-end surplus contributions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
(-) Costs not included in project list (Debt Service/Professional Services Transfer to General Fund)	**$759,678**	**$0**	**$0**	**$0**	**$0**	**$0**	**$759,678**
(+) FY21 Budgeted Contribution	**$356,623**	**$0**	**$0**	**$0**	**$0**	**$160,222**	**$516,845**
Estimated 10/1/2020 Available Balance	**$43,802**					**$5,448,452**	**$5,492,254**
Annual Sidewalk/Trail Construction/Grant Match FY2021				$100,000.00		$100,000.00	$100,000.00
Central Fire Station Interior Renovation	$125,000.00					$0.00	$125,000.00
Cheek-Sparger Road (San Bar to Brown Trail) - Construction			$1,328,000.00			$1,328,000.00	$1,328,000.00
Cheek-Sparger Trail-Design				$125,000.00		$125,000.00	$125,000.00
City Hall Interior Renovation	$200,000.00					$0.00	$200,000.00
City Hall/Library - HVAC Replacement	$327,600.00					$0.00	$327,600.00
Drainage Improvements FY2021	$150,000.00					$0.00	$150,000.00
Fiber Optic	$300,000.00					$0.00	$300,000.00
Fire Stations Bay Area Renovation	$85,000.00					$0.00	$85,000.00
Glade Rd (Phase 2-SH26 to Pool) Design	$70,000.00					$0.00	$70,000.00
Glade Road (Phase 2 - SH26 to Pool) - FY21 Construction	$9,000,000.00					$0.00	$9,000,000.00
Glade Road at Bluebonnet Drive				$700,000.00		$700,000.00	$700,000.00
John McCain Rd Trail-Construction	$800,000.00					$0.00	$800,000.00
Justice Center Exterior Safety Enhancements	$200,000.00					$0.00	$200,000.00
Library 2nd Floor Renovation	$125,000.00					$0.00	$125,000.00
SH26 Beautification FY2021	$7,500,000.00					$0.00	$7,500,000.00
Sum Of Total Project Cost:	**$18,882,600.00**	**$0.00**	**$1,328,000.00**	**$925,000.00**	**$0.00**	**$2,253,000.00**	**$21,135,600.00**
Estimated 9/30/21 Year End Balance	**-$18,838,798**					**$3,195,452**	**-$15,643,346**
(+) Year-end surplus contributions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
(-) Costs not included in project list (Professional Services Transfer to General Fund)	**$194,318**	**$0**	**$0**	**$0**	**$0**	**$0**	**$194,318**
(-/+) Transfers in/out	**$9,331,432**	**$0**	**$0**	**$0**	**$0**	**$0**	**$9,331,432**
(+) FY22 Budgeted Contribution	**$4,489,300**	**$0**	**$0**	**$0**	**$0**	**$2,016,932**	**$6,506,232**
Estimated 10/1/2021 Available Balance	**-$5,212,384**					**$5,212,384**	**$0**
Annual Sidewalk/Trail Construction/Grant Match FY2022				$100,000.00		$100,000.00	$100,000.00
Drainage Improvements FY2022	$150,000.00					$0.00	$150,000.00
Glade Road (Phase 2 - SH26 to Pool) - FY22 Construction	$5,000,000.00					$0.00	$5,000,000.00
Nature Center Trail-Construction				$1,000,000.00		$1,000,000.00	$1,000,000.00
Roberts Road - Construction			$1,500,000.00			$1,500,000.00	$1,500,000.00
SH26 Beautification FY2022	$3,000,000.00					$0.00	$3,000,000.00
Sum Of Total Project Cost:	**$8,150,000.00**	**$0.00**	**$1,500,000.00**	**$1,100,000.00**	**$0.00**	**$2,600,000.00**	**$10,750,000.00**
Estimated 9/30/22 Year End Balance	**-$13,362,384**					**$2,100,000**	**-$11,262,384**
(+) Year-end surplus contributions	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Title	Original Project Plan	Grants Category	Roadway Improvements	Trails & Public Amenities	Admin. Expenses	TOTAL Amended Project Plan	Fund Total
(-) Costs not included in project list (Professional Services Transfer to General Fund)	***$196,261***	***$0***	***$0***	***$0***	***$0***	***$0***	***$196,261***
(-/+) Transfers in/out	***$4,759,476***	***$0***	***$0***	***$0***	***$0***	***$0***	***$4,759,476***
(+) FY23 Budgeted Contribution	***$4,622,427***	***$2***	***$3***	***$4***	***$5***	***$2,076,742***	***$6,699,169***
Estimated 10/1/2022 Available Balance	***-$4,176,743***					***$4,176,742***	***$0***
Annual Sidewalk/Trail Construction/Grant Match FY2023				$100,000.00		$100,000.00	$100,000.00
Cheek-Sparger Trail				$400,000.00		$400,000.00	$400,000.00
Drainage Improvements FY2023	$150,000.00					$0.00	$150,000.00
Nature Center Trail PH2-Construction				$2,500,000.00		$2,500,000.00	$2,500,000.00
Rehabilitate the Historic Fire Station	$234,000.00					$0.00	$234,000.00
Senior Center Renovations-2023	$1,000,000.00					$0.00	$1,000,000.00
Sum Of Total Project Cost:	***$1,384,000.00***	***$0.00***	***$0.00***	***$3,000,000.00***	***$0.00***	***$3,000,000.00***	***$4,384,000.00***
Estimated 9/30/23 Year End Balance	***-$5,560,743***					***$1,176,742***	***-$4,384,000***
(+) Year-end surplus contributions	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***
(-) Costs not included in project list (Professional Services Transfer to General Fund)	***$198,224***	***$0***	***$0***	***$0***	***$0***	***$0***	***$198,224***
(-/+) Transfers in/out	***-$1,859,827***	***$0***	***$0***	***$0***	***$0***	***$0***	***-$1,859,827***
(+) FY24 Budgeted Contribution	***$4,759,547***	***$0***	***$0***	***$0***	***$0***	***$2,138,347***	***$6,897,894***
Estimated 10/1/2023 Available Balance	***-$2,859,247***	***$0***	***$0***	***$0***	***$0***	***$3,315,090***	***$455,843***
Annual Sidewalk/Trail Construction/Grant Match FY2024				$100,000.00		$100,000.00	$100,000.00
City Hall and Library Exterior Cleaning and Sealing	$350,000.00			$0.00		$0.00	$350,000.00
Drainage Improvements FY2024	$150,000.00					$0.00	$150,000.00
Sum Of Total Project Cost:	***$500,000.00***	***$0.00***	***$0.00***	***$100,000.00***	***$0.00***	***$100,000.00***	***$600,000.00***
Estimated 9/30/24 Year End Balance	***-$3,359,247***	***$0***	***$0***	***-$100,000***	***$0***	***$3,215,090***	***-$144,157***
(+) Year-end surplus contributions	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***
(-) Costs not included in project list (Professional Services Transfer to General Fund)	***$200,206***	***$0***	***$0***	***$0***	***$0***	***$0***	***$200,206***
(-/+) Transfers in/out	***-$839,459***	***$0***	***$0***	***$0***	***$0***	***$0***	***-$839,459***
(+) FY25 Budgeted Contribution	***$4,900,781***	***$0***	***$0***	***$0***	***$0***	***$2,201,800***	***$7,102,581***
Estimated 10/1/2024 Available Balance	***$501,869***					***$5,416,890***	***$5,918,759***
Annual Sidewalk/Trail Construction/Grant Match FY2025				$100,000.00		$100,000.00	$100,000.00
Drainage Improvements FY2025	$150,000.00					$0.00	$150,000.00
Sum Of Total Project Cost:	***$150,000.00***	***$0.00***	***$0.00***	***$100,000.00***	***$0.00***	***$100,000.00***	***$250,000.00***
Estimated 9/30/25 Year End Balance	***$351,869***	***$0***	***$0***	***-$100,000***	***$0***	***$5,316,890***	***$5,668,759***
(+) Year-end surplus contributions	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***	***$0***
(-) Costs not included in project list (Professional Services Transfer to General Fund)	***$202,208***	***$0***	***$0***	***$0***	***$0***	***$0***	***$202,208***
(-/+) Transfers in/out	***-$6,261,238***	***$0***	***$0***	***$0***	***$0***	***$0***	***-$6,261,238***
(+) FY26 Budgeted Contribution	***$5,046,252***	***$0***	***$0***	***$0***	***$0***	***$2,267,156***	***$7,313,408***
Estimated 10/1/25 Available Balances	***-$1,065,325***					***$7,584,046***	***$6,518,721***
Total Project Cost Grand Total Sum:	***$41,484,600.00***	***$200,000.00***	***$3,943,000.00***	***$5,549,000.00***	***$0.00***	***$9,692,000.00***	***$51,176,600.00***
FY 2026-2030							
(+) FY26Revenue	***$5,197,639***					***$2,335,171***	***$7,532,810***
(+) FY27Revenue	***$5,353,568***					***$2,405,226***	***$7,758,795***
(+) FY28Revenue	***$5,514,175***					***$2,477,383***	***$7,991,558***
(+) FY29Revenue	***$5,679,601***					***$2,551,705***	***$8,231,305***
(+) FY30Revenue	***$5,849,989***					***$2,628,256***	***$8,478,244***
Estimated 10/1/30 Available Balances	***$26,529,646.25***					***$19,981,787.02***	***$46,511,433***

TIF RECONCILIATION2013 - 2019

	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	TOTAL REVENUE ATTRIBUTED TO GCISD	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 INTEREST	TOTAL CITY REVENUE	TOTAL AMENDED PLAN
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	2,827,164	397,577	5,900	7,540	411,017	942,549	14,075	17,727	974,351	
2017	3,243,782	113,389.20	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	321,273	4,464,174	555,043	-	43,042	598,085	1,265,513	38,575	101,129	1,405,217	
2020	2,814,278	118,378	2,932,656	538,530	20,065	23,496	582,091	1,264,590	47,294	55,183	1,367,067	
TOTAL TIF REVENUES	22,807,080	799,090	26,420,448	3,599,181	54,617	116,752	3,770,550	8,459,748	167,474	274,674	8,901,896	12,672,446

TIF EXPENDITURES AS OF 6.7.18	ORIGINAL PLAN	ADMIN. EXPENSES	TRAILS & PUBLIC AMENITIES	ROADWAY IMPROVEM.	TIF GRANTS	TOTAL AMENDED PLAN
2020-DEBT PAYMENTS & COSTS	654,675					
2020-LAND	25,000					
2020-SH 26	7,615,968					
2020-LIBRARY AUDIO SERVICE	10,271					
2020-PROFESSIONAL SERVICES	66,606					
2020-MAIN STREET - ROUNDABOUT & IMPROVEMENTS	2,130					
2020-CITY HALL - LANDSCAPE & IRRIGATION	19,968					
2020-CITY HALL - GOUNDS / IMPROVEMENTS	227,403					
2020-PROFESSIONAL SERVICES - TRANSFER TO GENERAL FUND	159,390					
2020-DOWNTOWN IMPROVEMENTS - VOA DUES	33,459					
2020-STORM DRAINAGE MASTER PLAN	104,360					
2020-DEVELOPMENT OPPORTUNITIES - MASTER PLAN	6,250					
2020-CV PLAZA RENOVATION	1,310,228					
2020-FIRE STATION - CENTRAL FIRE STATION RENOVATION	461,248					
2020-RIVERWALK DRIVE	7,214					
2020-ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION				8,403		
2020-ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 1A				5,934		
2020-ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4				161,229		
2020-ECONOMIC DEVELOPMENT GRANT					749,080	
2020-TRAILS & PUBLIC AMENITIES - HERITAGE/CHEEK SPARGER ROUNDABOUT			5,275			
2020-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT			137,850			
2020-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL			105,490			
2020-TRAILS & PUBLIC AMENITIES - JOHN MCCAIN CULTVERT CROSSING			72,662			
2020-TRAILS & PUBLIC AMENITIES - NATURE CENTER TRAIL			100,179			
2020-ROADWAY IMPROVEMENTS-CHEEKSPARGER				85,449		
TOTAL TIF EXPENDITURES	27,559,534	-	605,976	6,464,097	3,141,050	10,211,123
REMAINING FUNDS	7,273,375					9,105,916

TIF ANNUAL REPORT - CITY OF COLLEYVILLE
FISCAL YEAR 2020 (FY 2020)

TAXABLE VALUE:

	GCISD	County & Hospital	County College	City of Colleyville
Colleyville TIF #1				
TAX YEAR 2019 / FY 2020 TAXABLE VALUE	$495,196,183		500,157,875	498,749,546
1998 BASE VALUE	$75,593,230		75,772,230	75,821,735
INCREMENTAL VALUE INCREASE	$419,602,953	$0	$424,385,645	422,927,811
Colleyville TIF #1A				
TAX YEAR 2019 / FY 2020 TAXABLE VALUE			46,639,907	46,639,907
2012 BASE VALUE			30,811,178	30,796,078
INCREMENTAL VALUE INCREASE		$0	$15,828,729	15,843,829

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

REVENUES:

Tax Increment Revenues TIF #1 -		
CITY OF COLLEYVILLE	(0.00290428 x TIF#1 incremental value)(0.00016379xTIF#1 incremental value)	1,264,590
TARRANT COUNTY COLLEGE DISTRICT	(0.0013017 x TIF#1 incremental value)	538,530
GRAPEVINE COLLEYVILLE ISD -TOTAL PAYMENT*	(0.0093 x TIF#1 incremental value)	3,803,078
GRAPEVINE COLLEYVILLE ISD **	(0.26 x TIF#1 incremental value/100)	(988,800)
GRAPEVINE COLLEYVILLE ISD ***	(0.74 x payment difference from 2018 M&O tax rate vs. 2005 M&O tax rate)	
TARRANT COUNTY #	CAPPED	-
TARRANT COUNTY HOSPITAL DISTRICT #	CAPPED	-
TOTAL		4,617,397
Tax Increment Revenues TIF #1A -		
CITY OF COLLEYVILLE	(0.00290428 x TIF#1 incremental value)(0.00016379xTIF#1 incremental value)	47,294
TARRANT COUNTY COLLEGE DISTRICT	(0.0013017 x TIF#1 incremental value)	20,065
TOTAL		4,684,757
Interest Income		196,088
Misc-GCISD		968

*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-

DEBT PAYMENTS & COSTS		654,675
LAND		25,000
SH 26		7,615,968
LIBRARY - AUDIO SERVICE		10,271
PROFESSIONAL SERVICES		66,606
MAIN STREET - ROUNDABOUT & IMPROVEMENTS		2,130
CITY HALL - LANDSCAPE & IRRIGATION		19,968
CITY HALL - GOUNDS / IMPROVEMENTS		227,403
DOWNTOWN IMPROVEMENTS - VOA DUES		33,459
PROFESSIONAL SERVICES - TRANSFER TO GENERAL FUND	0	159,390
STORM DRAINAGE MASTER PLAN		104,360
DEVELOPMENT OPPORTUNITIES-MASTER PLAN		6,250
CV PLAZA RENOVATION		1,310,228
FIRE STATION - CENTRAL FIRE STATION RENOVATION		461,248
RIVERWALK DRIVE		7,214

Amended Project Plan-

ROADWAY IMPROVEMENTS-GLADE ROAD ROW ACQUISITION	8,403
ROADWAY IMPROVEMENTS - GLADE ROAD PHASE 1A	5,934
ROADWAY IMPROVEMENTS - GLADE RD DESIGN PHASE 2,3,4	161,229
ECONOMIC DEVELOPMENT GRANT	749,080
TRAILS AND PUBLIC AMENITIES- HERITAGE/CHEEK SPARGER ROUNDABOUT	5,275
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN AND WESTCOAT ROUNDABOUT	137,850
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN HIKE AND BIKE TRAIL	105,490
TRAILS & PUBLIC AMENITIES - JOHN MCCAIN CULTVERT CROSSING	72,662
TRAILS & PUBLIC AMENITIES - NATURE CENTER TRAIL	100,179
ROADWAY IMPROVEMENTS- CHEEKSPARGER	85,449
TOTAL EXPENDITURES & DEBT PAYMENTS	12,135,720

CASH BALANCE:

TOTAL TIF CASH AND INVESTMENTS AS OF 7/24/2020

CASH RECONCILIATION:

FY20 Activity (change in Cash)	(8,211,470)
Total Revenues	4,881,813
Total expenditures	(12,135,720)
Accounts Payable	(872,445)
Interest Receivable	-
Retainage Payable	(85,118)
Total Change in Cash	(8,211,470)