



**AGENDA
LEANDER TIRZ NO. 1
CITY OF LEANDER, TEXAS**



SAN GABRIEL CONFERENCE ROOM
201 North Brushy Street - Leander, Texas

Monday - July 24, 2023 at 10:00 a.m.

Place 1 –Christine DeLisle - *Chair*
Place 2 – Cynthia Long
Place 3 – Michael Herrera

Place 4 – Rachel Lunceford
Place 5 – Kelsey Stone
Staff Liaison - Dara Crabtree, City Secretary

1. Call to Order.
2. Roll Call.

CONSENT AGENDA: ACTION

3. Acceptance of minutes for meeting held on August 1, 2022.

REGULAR AGENDA

4. Discuss and consider action on the Proposed Annual Budget for Fiscal Year 2024 Tax Increment Reinvestment Zone (TIRZ) No. 1.
5. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 55 1.001 et seq. At any time during the meeting the TIRZ No. 1 reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 55 1.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 55 1.073 [prospective gift to city], 55 1.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas. was posted on the bulletin board at City Hall in Leander, Texas on the 17 day of July 2023 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
07/24/2023

AGENDA SUBJECT:

Acceptance of minutes for meeting held on August 1, 2022.

BACKGROUND:

Attached are minutes for meeting held on August 1, 2022.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes



**MINUTES
TIRZ NO. 1
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
August 1, 2022



**Place 1 –Christine DeLisle - Chair
Place 2 – Cynthia Long
Place 3 – Joseph Eckels**

**Place 4 – Andrew Naudin
Place 5 – Kelsey Stone**

1. Call to Order at 8:31 a.m.
2. Roll Call reflected all present except Commissioner Naudin.

CONSENT AGENDA: ACTION

Motion by County Commissioner Cynthia Long, Seconded by Commissioner Joseph Eckels to approve the minutes for the meeting held on March 10, 2022.

Vote: 4 - 0

3. Approval of minutes for meeting held on March 10, 2022.

REGULAR AGENDA

4. Discuss and consider action on the Proposed Annual Budget for Fiscal Year 2023 Tax Increment Reinvestment Zone (TIRZ) No. 1.

Motion by Commissioner Joseph Eckels, Seconded by Wilco Representative Kelsey Stone to approve the Proposed Annual Budget for Fiscal Year 2023 Tax Increment Reinvestment Zone (TIRZ) No. 1 as presented, following a discussion.

Vote: 4 - 0

5. Discuss and consider action on the Third Addendum to the Development and Reimbursement Agreement for the Village at Leander Station.

Motion by Commissioner Joseph Eckels, Seconded by Wilco Representative Kelsey Stone to approve the Third Addendum to the Development and Reimbursement Agreement for the Village at Leander Station, following a discussion.

Vote: 4 - 0

6. Adjourned 9:01 a.m.

APPROVED:

CHAIR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
07/24/2023

AGENDA SUBJECT:

Discuss and consider action on the Proposed Annual Budget for Fiscal Year 2024 Tax Increment Reinvestment Zone (TIRZ) No. 1.

BACKGROUND:

Each year, the TIRZ Board reviews and recommends to the Leander City Council a budget for the upcoming fiscal year. The recommended budget for FY24 includes projected revenues from both the City and County's 50% share of taxes collected within the TIRZ boundaries. The revenue estimates are based on two variables still preliminary at this time. The City and County will not adopt final tax rates until September and the taxable property values have not been certified by the Williamson Central Appraisal District. Its deadline for certification is July 25 of each year. The current preliminary taxable values (increment above base year 2006) are \$1,546,874,989. Actual revenues from each taxing entity are calculated as follows: [City/County Contribution] = [TIRZ increment tax base] x 50% x [City/County tax rate].

The City's tax contribution is based upon a projected \$0.39 tax rate which is a decrease from the prior of \$0.432325. The County tax revenues are based upon using the City's estimated revenue multiplied by the same ratio of taxes from each entity from the current year (FY23). Actual contributions will be determined in March 2024, based upon actual tax revenues collected by each entity as of that date.

The recommended expenditures include estimates for each of the already approved Reimbursement Agreements, several of which have or will be fully paid off in FY24. Notably, the County's reimbursement agreement for its San Gabriel Parkway roadway project (\$4.7M) should be paid in full in the upcoming fiscal year. As a result, in subsequent years, the City's payments for its associated debt service related to the Northline project will increase. Once the City's payments are current (i.e., no balance in arrears), then Northline is eligible to begin receiving its approved payments pursuant to its Reimbursement Agreement.

In addition to the County San Gabriel Parkway Agreement and the City's Northline Agreement, the other approved reimbursement agreements are as follows:

1. RB270 Partnership *
2. Transit Village Investors *
3. Crescent Leander (Bryson MUD)
4. St. Davids
5. Oak Creek
6. The Triangle (Nakfoor)
7. Northline (reimbursements begin after both City & County agreements are current)

* anticipate final payment in FY24

RECOMMENDATION:

Recommend Approval.

PRESENTER:

Robert G. Powers, Executive Finance Director

Attachments

1. Proposed Budget
2. Prelim WCAD Vaules

PROPOSED BUDGET - FY24

LEANDER TIRZ #1

LEANDER TIRZ #1	2020	2021	2022	BUD23	EST23	2024		NOTES
REVENUES								
4449 INTEREST INCOME	\$5,455	\$466	\$3,570	\$2,500	\$20,000	\$20,000		
4838 CURRENT TAX REVENUE	\$831,400	\$1,257,797	\$1,782,285	\$2,480,000	\$2,583,169	\$2,965,000		Prelim TIRZ Increment \$1,546,874,989. FY24 City tax rate (TBD) \$0.39 x 50% x 98% coll. Rate.
4890 TAX REVENUE - COUNTY	\$643,603	\$975,160	\$1,459,312	\$2,035,000	\$1,969,338	\$2,370,000		FY24 County tax rate (TBD). Est. based upon 80% of City revenue est. (apprx. Same % as FY23)
4926 TRANSFER IN - W-WATER IMPACT FEE	\$338,415	\$399,804	\$252,602	\$250,000	\$250,000	\$250,000		Crescent DevAgr (Bryson MUD) - 60% x WW Impact Fee permit revenue (transfer in from City Gen Fund.)
REVENUES	\$1,818,873	\$2,633,227	\$3,497,770	\$4,767,500	\$4,822,507	\$5,605,000		

PROPOSED BUDGET - FY24

LEANDER TIRZ #1

LEANDER TIRZ #1	2020	2021	2022	BUD23	EST23	2024		NOTES
EXPENDITURES								
5650 LEGAL FEES	\$0	\$0	\$0	\$0	\$0	\$0		
5739 TIRZ - COUNTY SAN GABRIEL	\$322,671	\$475,217	\$747,590	\$1,202,370	\$1,151,026	\$1,818,316		Final Payment. Balance remaining from \$4.7M
9000 TRANSFER OUT	\$59,200	\$59,200	\$59,200	\$59,200	\$59,200	\$0		Final Payment in FY23. City-installed 12" W.L. along Hero Way.
9013 TRANSFER OUT - RB 270 PARTNERS	\$21,262	\$45,606	\$89,540	\$105,000	\$110,934	\$17,785		Final Payment per 2011 Reimbursement Agr. as amended.
9014 TRANSFER OUT - TRANSIT VILLAGE	\$166,032	\$218,670	\$315,542	\$360,000	\$452,876	\$45,609		Final Payment per 2011 Reimbursement Agr. as amended.
9015 TRANSFER OUT - CRESCENT	\$414,730	\$1,028,970	\$1,090,787	\$1,440,000	\$1,366,507	\$1,485,000		Crescent DevAgr (Bryson MUD) - tax rebate plus City WW impact fees rebate (60%).
9016 TRANSFER OUT - OAK CREEK	\$373,060	\$461,030	\$631,212	\$815,000	\$822,579	\$740,000		Tax Year 2023 - no increase est. in A.V. Reduction in City tax rate.
9017 TRANSFER OUT - MEDICAL COMPLEX	\$40,803	\$87,303	\$65,967	\$60,000	\$69,092	\$70,000		St. Davids Medical Center. Increase est. in A.V. offset by reduction in City tax rate.
9021 TRANSFER OUT - RB 270 / NORTHLINE	\$15,613	\$23,454	\$109,242	\$55,000	\$61,061	\$0		Northline share of RB270 Agreement per assignment - paid out in FY23.
9022 TRANSFER OUT - NAKFOOR DEV.	\$5,417	\$19,001	\$18,948	\$21,000	\$24,050	\$25,000		The Triangle DevAgr (183/183A). Increase in A.V. offset by reduction in City tax rate (est.)
9024 TRFR OUT - CITY / NORTHLINE	\$173,776	\$255,886	\$402,549	\$647,430	\$619,783	\$1,375,290		City Northline PUD Project Costs (\$15M) Reimbursement Agr.

PROPOSED BUDGET - FY24

LEANDER TIRZ #1

LEANDER TIRZ #1	2020	2021	2022	BUD23	EST23	2024		NOTES
9026 TRANSFER OUT - TVI / NL	\$0	\$0	\$0	\$0	\$65,399	\$8,000		TVI Assignment to Northline for 42 acres purchased from TVI
EXPENDITURES	\$1,592,563	\$2,674,338	\$3,530,578	\$4,765,000	\$4,802,507	\$5,585,000		
OVER/(UNDER)	(\$371,626)	\$226,310	(\$41,111)	\$2,500	\$20,000	\$20,000		

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2023** As of: **Preliminary** Table Generated: **7/8/2023 4:26:41 AM**

Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

T05 - TIRZ - Leander (ARB Approved Totals)

Number of Properties: 3247

Land Totals

Land - Homesite	(+)	\$222,475,953		
Land - Non Homesite	(+)	\$426,658,755		
Land - Ag Market	(+)	\$122,251,437		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$771,386,145	(+)	\$771,386,145

Improvement Totals

Improvements - Homesite	(+)	\$621,807,396		
Improvements - Non Homesite	(+)	\$550,823,180		
Total Improvements	(=)	\$1,172,630,576	(+)	\$1,172,630,576

Other Totals

Personal Property (80)		\$21,967,968	(+)	\$21,967,968
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,965,984,689
Total Market Value 100%			(=)	\$1,966,870,413
Total Homestead Cap Adjustment (713)			(-)	\$46,629,363
Total Exempt Property (60)			(-)	\$213,762,984

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$122,251,437		
Ag Use (21)	(-)	\$19,914		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$122,231,523	(-)	\$122,231,523
Total Assessed			(=)	\$1,583,360,819

Exemptions

(HS Assd 540,036,166)

(HS) Homestead Local (1190)	(+)	\$0		
(HS) Homestead State (1190)	(+)	\$0		
(O65) Over 65 Local (163)	(+)	\$0		
(O65) Over 65 State (163)	(+)	\$0		
(DP) Disabled Persons Local (10)	(+)	\$0		
(DP) Disabled Persons State (10)	(+)	\$0		
(DV) Disabled Vet (37)	(+)	\$383,000		
(DVX) Disabled Vet 100% (31)	(+)	\$15,042,373		
(SOL) Solar (5)	(+)	\$145,906		
(BI) Builders Inventory (1131)	(+)	\$38,058,632		
(HB366) House Bill 366 (7)	(+)	\$9,352		
(PC) Pollution Control (2)	(+)	\$89,634		
Total Exemptions	(=)	\$53,728,897	(-)	\$53,728,897
Net Taxable (Before Freeze)			(=)	\$1,529,631,922

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2023** As of: **Preliminary** Table Generated: **7/8/2023 4:26:41 AM**

Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

T05 - TIRZ - Leander (Under ARB Review Totals)

Number of Properties: 122

Land Totals

Land - Homesite	(+)	\$7,124,710		
Land - Non Homesite	(+)	\$29,996,765		
Land - Ag Market	(+)	\$2,098,041		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$39,219,516	(+)	\$39,219,516

Improvement Totals

Improvements - Homesite	(+)	\$13,506,354		
Improvements - Non Homesite	(+)	\$17,627,452		
Total Improvements	(=)	\$31,133,806	(+)	\$31,133,806

Other Totals

Personal Property (1)		\$17,239	(+)	\$17,239
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$70,370,561
Total Market Value 100%			(=)	\$70,370,561
Total Homestead Cap Adjustment (5)				(-) \$295,565
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,098,041		
Ag Use (1)	(-)	\$76		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$2,097,965	(-)	\$2,097,965
Total Assessed			(=)	\$67,977,031

Exemptions

(HS Assd 10,402,893)

(HS) Homestead Local (22)	(+)	\$0		
(HS) Homestead State (22)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$0		
(O65) Over 65 State (2)	(+)	\$0		
(BI) Builders Inventory (46)	(+)	\$1,611,643		
Total Exemptions	(=)	\$1,611,643	(-)	\$1,611,643
Net Taxable (Before Freeze)			(=)	\$66,365,388