



**AGENDA
TAX INCREMENT REINVESTMENT ZONE (TIRZ)
NO. 1 MEETING
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
Thursday, September 11, 2025
Regular Meeting at 11:30 AM



**Place 1 - Christine DeLisle, Chair
Place 2 – Cynthia Long
Place 3 – Bob Biles**

**Place 4 – Rachel Lunceford
Place 5 –Kelsey Stone
Staff Liaison – Dara Crabtree**

REGULAR MEETING

1. Open Meeting.
2. Roll Call.

CONSENT AGENDA: ACTION

3. Approval of the minutes for meeting held on November 8, 2024.

REGULAR AGENDA

4. Discuss and consider action on the FY 2026 Proposed Budget for the Leander Tax Reinvestment Zone No. 1.

There is no fiscal impact to property owners with the proposed budget. Property owners will be taxed directly by the City of Leander and Williamson County.

5. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Tax Increment Reinvestment Zone No. 1 reserves the right to adjourn into Executive Session on any of the above posted agenda for which state law authorizes Executive Session to be held, including but not limited to Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [Deliberations regarding Economic Development Negotiations]. 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 Tax Increment Reinvestment Zone No. 1 of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 5 day of September 2025 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
9/11/2025

AGENDA SUBJECT:

Approval of the minutes for meeting held on November 8, 2024.

BACKGROUND:

Attached the minutes for the meeting held on November 8, 2024.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:

Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. TIRZ Draft Minutes 11.08.2024



**MINUTES
TAX INCREMENT REINVESTMENT ZONE (TIRZ)
NO. 1 MEETING
CITY OF LEANDER, TEXAS**

Development Services -San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
Friday, November 8, 2024
Regular Meeting at 8:00 AM



Place 1 - Christine DeLisle, Chair
Place 2 – Cynthia Long
Place 3 – Bob Biles

Place 4 – Rachel Lunceford
Place 5 –Kelsey Stone
Staff Liasion – Dara Crabtree

REGULAR MEETING

1. Open Meeting.

Opened meeting at 8:01 a.m.

2. Roll Call.

Roll call reflected all present with Commissioner Stone arriving at 8:02 a.m.

CONSENT AGENDA: ACTION

Motion: Approve the minutes from July 15, 2024.

By: Board Member Long

Seconded: Board Member Lunceford

Vote: 4 - 0 (*Board Member Stone arrived after vote.*)

3. Approval of the minutes for meeting held on July 15, 2024

REGULAR AGENDA

4. Discuss and consider action on a Second Amendment of the Northline PUD Development and Reimbursement Agreement.

Motion: Approve Second Amendment of the Northline PUD Development and Reimbursment Agreement.

By: Board Member Long

Seconded: Board Member Biles

Vote: 5 - 0

5. Adjournment

Adjourned at 8:21 a.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
9/11/2025

AGENDA SUBJECT:

Discuss and consider action on the FY 2026 Proposed Budget for the Leander Tax Reinvestment Zone No. 1.

There is no fiscal impact to property owners with the proposed budget. Property owners will be taxed directly by the City of Leander and Williamson County.

BACKGROUND:

The FY 2026 Proposed TIRZ Budget is based on anticipated increased tax revenues from Williamson County and the City of Leander due to the increased values within the boundaries of Leander TIRZ No. 1. Taxable values from WCAD for the TIRZ are \$2.142 billion, which is an increase of 13.7%, or \$258 million over last year's certified values of \$1.885 billion.

Since each entity's contributions are based not only on the taxable value within the TIRZ, but also the adopted tax rate for each entity, the revenue estimates assume an 18% increase in the event one or both entities lower their tax rate.

The FY 2026 projected revenue is \$8,015,000 and projected expenditures are \$2,920,470. Notable changes from FY 2025 reflect the final payments in the current fiscal year associated with the Oak Creek reimbursement agreement. Northline is now generating sufficient revenues to cover the debt service payments associated with the \$15 million investment in the Northline public infrastructure, and will be receiving payments going forward. The Crescent (Bryson) agreement is expected to have its final reimbursable expenditures approved by City staff to be eligible for pay out in FY 2026.

As with all agreements, the actual amounts paid are subject to actual taxes collected on the property. The proposed budget is based on reasonable estimates at this time.

Lastly, any future expenditures or development agreements are subject to the adopted TIRZ Project Plan which has an undesignated project balance of \$5,085,818.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Recommend Approval

PRESENTER:

Otis Williams, Chief Financial Officer

Jodi Levie, Deputy Chief Financial Officer

	<u>Fiscal Impact</u>
<u>Amount requested:</u>	\$2,920,470
<u>Approved in current budget (Yes / No):</u>	No
<u>Expenditure (New / Amended):</u>	New
<u>Recurring or one-time:</u>	
<u>Fund source (Operating / Utility / etc.):</u>	TIRZ Annual Budget

Attachments:

1. Project Plan_Updated_8-5-21
2. T05-Certified-Documents-2025
3. FY26 TIRZ Revenues
4. FY26 TIRZ Expenditures

[illegible]

Leander TIRZ Project Plan (Rev. 3/10/2022)	PRIOR CASH FLOW PROJECTION (3-21-19)																										
Funding Category	2006-2008	2008-2010	2010-2015	2015-2020	2020-2025	2025-2031		Revised Total 3-21-19	Revised Total 8-5-21	Net Adj.	Uncommitted Balance		RB270*****	TVI	Williamson Co.	City of Leander	Crescent	Oak Creek	St. David's Hospital	Nakfoor	Northline - City of Leander ***	Northline - Developer	Cash Contributions	Impact Fee Revenues**			
Drainage - Detention																											
Northline Drainage - Phase 1				\$ 1,216,000	\$ 3,093,000	\$ 3,093,000		\$ 7,402,000	\$ 7,402,000	\$ -	\$ -										\$ 7,402,000						\$ 7,402,000
Northline Drainage - Phase 1a					\$ 109,000			\$ 109,000	\$ -	\$ (109,000)	\$ -											\$ -					\$ -
Northline Drainage (rev. 8/5/2021)								\$ -	\$ 2,617,561	\$ 2,617,561	\$ -											\$ 2,617,561					\$ 2,617,561
Regional Facilities				\$ 1,600,000	\$ 1,449,654			\$ 3,049,654	\$ 3,049,654	\$ 0	\$ -						\$ 1,784,529	\$ 715,126	\$ 550,000							\$ 3,049,654	
Ponds				\$ 325,000	\$ 183,404			\$ 508,404	\$ 508,404	\$ 0	\$ -						\$ 362,955	\$ 145,449								\$ 508,404	
Main Collectors				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -															\$ -	
Phased Detention				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -															\$ -	
Offsite Facilities				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -															\$ -	
Property/Easements					\$ 68,332	\$ -		\$ 68,332	\$ -	\$ (68,332)	\$ -															\$ -	
Water Quality (some overlap with Detention)																											
Treatment Facilities (BMPs)				\$ 790,000	\$ 438,610			\$ 1,228,610	\$ 1,228,610	\$ (0)	\$ -						\$ 877,141	\$ 351,468								\$ 1,228,610	
Phased Treatment				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -															\$ -	
Property/Easements				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -															\$ -	
Off-site Facilities				\$ -	\$ -			\$ -	\$ -	\$ -	\$ -															\$ -	
							Sub-Tot	\$ 12,366,000	\$ 14,806,230	\$ 2,440,230	\$ -															\$ 14,806,230	
Design Enhancements																											
Northline Parks - Phase 1				\$ 167,000	\$ 1,333,000	\$ 1,000,000		\$ 2,500,000	\$ 333,000	\$ (2,167,000)	\$ -										\$ 333,000					\$ 333,000	
Northline Parks - Phase 1a					\$ 250,000	\$ 250,000		\$ 500,000	\$ -	\$ (500,000)	\$ -															\$ -	
Northline Parks (rev. 8/5/2021)								\$ -	\$ 350,000	\$ 350,000	\$ -											\$ 350,000				\$ 350,000	
Street Lighting				\$ 300,000	\$ 300,000	\$ 313,152		\$ 913,152	\$ 913,152	\$ -	\$ -			\$ 83,152			\$ 680,000		\$ 150,000							\$ 913,152	
Plazas/Features				\$ 300,000	\$ 188,190	\$ -		\$ 488,190	\$ 488,190	\$ -	\$ -			\$ 110,835				\$ 377,355								\$ 488,190	
Greenspace Treatments				\$ 113,779	\$ -	\$ -		\$ 113,779	\$ 113,779	\$ -	\$ -			\$ 71,737				\$ 42,042								\$ 113,779	
Other (unique improvements that benefit the TOD)				\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -															\$ -	
							Sub-Tot	\$ 4,515,121	\$ 2,198,121	\$ (2,317,000)	\$ -															\$ 2,198,121	
Other Utilities																											
Northline Natural Gas - Phase 1					\$ 490,000	\$ 490,000		\$ 980,000	\$ -	\$ (980,000)	\$ -															\$	
Northline Natural Gas - Phase 1a					\$ 115,000	\$ 115,000		\$ 230,000	\$ -	\$ (230,000)	\$ -															\$ -	
Northline Natural Gas (rev. 8/5/2021)								\$ -	\$ 1,114,466	\$ 1,114,466	\$ -											\$ 1,114,466				\$ 1,114,466	
Northline Electric - Phase 1					\$ 1,275,000	\$ 1,275,000		\$ 2,550,000	\$ -	\$ (2,550,000)	\$ -															\$ -	
Northline Electric - Phase 1a					\$ 300,000	\$ 300,000		\$ 600,000	\$ -	\$ (600,000)	\$ -															\$ -	
Northline Electric (rev. 8/5/2021)								\$ -	\$ 5,842,542	\$ 5,842,542	\$ -											\$ 5,842,542				\$ 5,842,542	
Natural Gas				\$ 150,000	\$ 200,000			\$ 350,000	\$ 350,000	\$ -	\$ -								\$ 350,000							\$ 350,000	
							Sub-Tot	\$ 4,710,000	\$ 7,307,008	\$ 2,597,008	\$ -															\$ 7,307,008	
	\$ 6,600	\$ 33,567	\$ 1,530,260	\$ 30,242,268	\$ 24,271,169	\$ 15,730,136	Total	\$ 71,814,000	\$ 71,814,000	\$ (1)	\$ 5,085,818		\$ 569,912	\$ 1,569,184	\$ 4,700,000	\$ 1,445,000	\$ 13,468,245	\$ 4,189,115	\$ 1,918,375	\$ 524,225	\$ 15,216,000	\$ 27,250,000	\$ 300,000	\$ (4,421,874)		\$ 66,728,182	
						\$ 71,814,000																					
Notes:																											
* - The committed amounts are maximum dollar amounts that are subject to any pro-rata cost calculations, multipliers, reductions or other stipulations in the approved reimbursement agreements.																											
** - The Crescent agreement provides for a portion of the water and wastewater impact fees collected from connections into the funded water and wastewater improvements to be paid to the TIRZ account to be used to fund the reimbursements. These amounts are based on the total number of LUEs only within the Crescent property and at the impact fee rates as of October 2014																											
*** - The current estimated debt service payments for the \$15,000,000 Northline City of Leander projects is less than \$14,000,000 by 2031																											
**** - 20% funding budget increase approved by City Council 01/17/2019																											
***** \$200,315.45 of the amount committed to RB270 is payable to AREA 1 Leander per the Amendment of the Development and Reimbursement Agreement for the RB 270 Partnership																											

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2025** As of: **Certification**

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

T05 - TIRZ - Leander (ARB Approved Totals)

Number of Properties: 3168

Land Totals

Land - Homesite	(+)	\$297,290,585		
Land - Non Homesite	(+)	\$373,312,538		
Land - Ag Market	(+)	\$74,123,557		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$744,726,680	(+)	\$744,726,680

Improvement Totals

Improvements - Homesite	(+)	\$989,672,569		
Improvements - Non Homesite	(+)	\$643,082,781		
Total Improvements	(=)	\$1,632,755,350	(+)	\$1,632,755,350

Other Totals

Personal Property (75)		\$19,253,164	(+)	\$19,253,164
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$2,396,735,194
Total Market Value 100%			(=)	\$2,400,901,334
Total Homestead Cap Adjustment (310)			(-)	\$15,507,485
Total Circuit Breaker Limit Cap Adjustment (243)			(-)	\$10,660,485
Total Exempt Property (66)			(-)	\$215,572,109

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$74,123,557		
Ag Use (12)	(-)	\$21,423		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$74,102,134	(-)	\$74,102,134
Total Assessed			(=)	\$2,080,892,981

Exemptions

(HS Assd 893,824,531)

(HS) Homestead Local (1659)	(+)	\$0		
(HS) Homestead State (1659)	(+)	\$0		
(O65) Over 65 Local (199)	(+)	\$0		
(O65) Over 65 State (199)	(+)	\$0		
(DP) Disabled Persons Local (12)	(+)	\$0		
(DP) Disabled Persons State (12)	(+)	\$0		
(DV) Disabled Vet (40)	(+)	\$419,000		
(DVX) Disabled Vet 100% (37)	(+)	\$21,148,739		
(SOL) Solar (8)	(+)	\$271,246		
(CHDO04) Comm Housing Dev - 2004 (2)	(+)	\$12,298,538		
(BI) Builders Inventory (113)	(+)	\$10,194,212		
(HB366) House Bill 366 (7)	(+)	\$7,424		
(PC) Pollution Control (1)	(+)	\$65,634		
Total Exemptions	(=)	\$44,404,793	(-)	\$44,404,793
Net Taxable (Before Freeze)			(=)	\$2,036,488,188

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2025 As of: Certification

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

T05 - TIRZ - Leander (Under ARB Review Totals)

Number of Properties: 245

Land Totals

Land - Homesite	(+)	\$22,439,964		
Land - Non Homesite	(+)	\$25,134,302		
Land - Ag Market	(+)	\$23,465,498		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$71,039,764	(+)	\$71,039,764

Improvement Totals

Improvements - Homesite	(+)	\$78,275,520		
Improvements - Non Homesite	(+)	\$27,247,480		
Total Improvements	(=)	\$105,523,000	(+)	\$105,523,000

Other Totals

Personal Property (14)		\$1,955,544	(+)	\$1,955,544
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$178,518,308
Total Market Value 100%			(=)	\$178,518,308
Total Homestead Cap Adjustment (11)				(-) \$375,672
Total Circuit Breaker Limit Cap Adjustment (7)				(-) \$592,762
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$23,465,498		
Ag Use (5)	(-)	\$1,835		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$23,463,663	(-)	\$23,463,663
Total Assessed			(=)	\$154,086,211

Exemptions

(HS Assd 64,484,406)

(HS) Homestead Local (121)	(+)	\$0		
(HS) Homestead State (121)	(+)	\$0		
(O65) Over 65 Local (4)	(+)	\$0		
(O65) Over 65 State (4)	(+)	\$0		
(BI) Builders Inventory (1)	(+)	\$166,151		
Total Exemptions	(=)	\$166,151	(-)	\$166,151
Net Taxable (Before Freeze)			(=)	\$153,920,060

CITY OF LEANDER				
FUND TIRZ #1	DEPARTMENT REVENUES		DIVISION REVENUES	
LINE ITEM DETAIL				
LINE ITEMS	ACTUAL FY 2024	BUDGET FY 2025	ESTIMATED FY 2025	PROPOSED FY 2026
4220 CONTRIBUTION - SAN GABRIEL T""	\$0	\$0	\$0	\$0
4449 INTEREST INCOME	\$36,581	\$15,000	\$20,000	\$15,000
4451 LEANDER DEVELOPMENT AUTHORITY	\$0	\$0	\$0	\$0
4838 CURRENT TAX REVENUE	\$3,115,239	\$3,580,000	\$3,721,589	\$4,300,000
4852 DELINQUENT PROPERTY TAX	\$0	\$0	\$0	\$0
4870 PENALTY AND INTEREST	\$0	\$0	\$0	\$0
4890 TAX REVENUE - COUNTY	\$2,425,638	\$2,785,000	\$3,066,412	\$3,700,000
4900 TRANSFER IN	\$0	\$0	\$0	\$0
4925 TRANSFER IN - WATER IMPACT FEE	\$0	\$0	\$0	\$0
4926 TRANSFER IN - W-WATER IMPACT FEE	\$254,241	\$0	\$0	\$0
REVENUES TOTAL	\$5,831,698	\$6,380,000	\$6,808,001	\$8,015,000
79-00 TOTAL	\$5,831,698	\$6,380,000	\$6,808,001	\$8,015,000

CITY OF LEANDER				
FUND TIRZ #1	DEPARTMENT ADMINISTRATION		DIVISION ADMINISTRATION	
LINE ITEM DETAIL				
LINE ITEMS	ACTUAL FY 2024	BUDGET FY 2025	ESTIMATED FY 2025	PROPOSED FY 2026
5600 CONTRACT LABOR	\$0	\$0	\$0	\$0
5650 LEGAL FEES	\$0	\$0	\$0	\$0
5739 TIRZ - COUNTY SAN GABRIEL	\$1,818,316	\$0	\$0	\$0
5740 DEVELOPMENT AGREEMENTS	\$0	\$0	\$0	\$0
5741 RB270 PARTNERSHIP DEV AGR	\$0	\$0	\$0	\$0
5742 VILLAGE @ LEANDER ST DEV AGR	\$0	\$0	\$0	\$0
5744 CRESCENT PROPERTY PAYMENT ACCT	\$0	\$0	\$0	\$0
5745 OAK CREEK PID PAYMENT ACCT	\$0	\$0	\$0	\$0
CONTRACTUAL SERVICES TOTAL	\$1,818,316	\$0	\$0	\$0
6222 LEANDER CROSSING ESCROW	\$0	\$0	\$0	\$0
6996 DEPOSIT TO ESCROW	\$0	\$0	\$0	\$0
6998 MISCELLANEOUS EXPENSE	\$0	\$0	\$0	\$0
SPECIAL EXPENSE / OTHER TOTAL	\$0	\$0	\$0	\$0
8335 LEANDER T	\$0	\$0	\$0	\$0
9019 TRANSFER OUT - NORTHLINE/CITY	\$0	\$0	\$0	\$0
CAPITAL PROJECTS TOTAL	\$0	\$0	\$0	\$0
9000 TRANSFER OUT	\$0	\$0	\$0	\$0
9002 TRANSFER OUT - LEANDER DEV AUTH	\$0	\$0	\$0	\$0
9013 TRANSFER OUT - RB 270 PARTNERS	\$17,785	\$0	\$0	\$0
9014 TRANSFER OUT - TRANSIT VILLAGE	\$0	\$0	\$0	\$155,820
9015 TRANSFER OUT - CRESCENT	\$1,783,032	\$680,000	\$0	\$1,066,300
9016 TRANSFER OUT - OAK CREEK	\$799,908	\$692,644	\$692,644	\$0
9017 TRANSFER OUT - MEDICAL COMPLEX	\$76,104	\$82,500	\$78,985	\$82,000
9018 TRANSFER OUT - NORTHLINE	\$0	\$350,000	\$378,941	\$455,000
9021 TRANSFER OUT - RB 270 / NORTHLINE	\$0	\$0	\$0	\$0
9022 TRANSFER OUT - NAKFOOR DEV.	\$37,170	\$70,000	\$47,371	\$58,000
9024 TRFR OUT - CITY / NORTHLINE	\$1,209,193	\$4,333,106	\$4,333,106	\$1,103,350
9026 TRANSFER OUT - TVI / NL	\$0	\$0	\$0	\$0
TRANSFERS TOTAL	\$3,923,192	\$6,208,250	\$5,531,047	\$2,920,470
79-01 TOTAL	\$5,741,508	\$6,208,250	\$5,531,047	\$2,920,470