AGENDA
DEVELOPMENT AUTHORITY BOARD 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, Mayor	**Place 4 – Rachel Lunceford**
Place 2 – Cynthia Long	**Place 5 –Kelsey Stone**
Place 3 – Bob Biles	**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
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 Development Authority Board 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

AGENDA ITEM # 3

EXECUTIVE SUMMARY
9/11/2025

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

BACKGROUND:
Attached are the minutes for meeting held on November 8, 2025.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. DA Draft Minutes 11.08.2024

MINUTES
DEVELOPMENT AUTHORITY BOARD 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 4 – Rachel Lunceford**
Place 2 – Cynthia Long	**Place 5 –Kelsey Stone**
Place 3 – Bob Biles	**Staff Liaison - Dara Crabtree**

REGULAR MEETING

1. Open Meeting.

   Opened meeting at 8:21 a.m.

2. Roll Call.

   Roll call reflected all present.

CONSENT AGENDA: ACTION

Motion: Approve minutes for meeting held on July 15, 2024.

By: Board Member Stone
Seconded: Board Member Long

Vote: 5 - 0

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 Reimbursement Agreeement.

   By: Board Member Long
   Seconded: Board Member Lunceford

   Vote: 5 - 0

5. Adjournment

Adjourned at 8:22 a.m.

APPROVED

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CHAIR

ATTEST:

____

STAFF LIAISON

AGENDA ITEM # 4

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

Fiscal Impact

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

Attachments:

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

Leander TIRZ Project Plan (Rev. 3/10/2022																									
	PRIOR CASH FLOW PROJECTION (3-21-19)												Committed Funds*												
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**		Total Committed
Administration	$ 6,600	$ 33,567	$ 650,000	$ 100,000	$ 100,000	$ 59,833		$ 950,000	$ 650,000	$ (300,000)	$ -					$ 650,000										$ 650,000
Engineering Design-Consulting			$ 42,349	$ 650,000	$ 650,000	$ 757,651		$ 2,100,000	$ 1,516,964	$ (583,036)	$ -		$ 369,912	$ 997,052									$ 150,000			$ 1,516,964
Non Allocated Funds ****				###########				$ 11,969,000	$ 5,085,818	$ (6,883,182)	$ 5,085,818															
							Sub-Tot	$ 15,019,000	$ 7,252,782	$ (7,766,218)	$ 5,085,818															
Water																										
Northline Water System - Phase 1				$ 285,000	$ 500,000	$ 500,000		$ 1,285,000	$ -	$ (1,285,000)	$ -															$ -
Northline Water System - Phase 1a					$ 200,000	$ 208,000		$ 408,000	$ -	$ (408,000)	$ -															$ -
Northline Water System (rev. 8/5/2021)								$ -	$ 4,651,457	$ 4,651,457	$ -											$ 4,651,457				$ 4,651,457
Transmission			$ 437,400	$ 3,000,000	$ 134,600	$ -		$ 3,572,000	$ 795,000	$ (2,777,000)	$ -					$ 795,000	$ 2,730,000							$ (2,730,000)		$ 795,000
Storage																										
contribution								$ -	$ -	$ -	$ -															$ -
Necessary Connections				$ 840,000	$ 316,879	$ -		$ 1,156,879	$ 780,750	$ (376,129)	$ -			$ 63,500				$ 432,450	$ 200,000	$ 84,800						$ 780,750
Offsite Contribution				$ -				$ -	$ -	$ -	$ -															$ -
							Sub-Tot	$ 6,421,879	$ 6,227,207	$ (194,672)	$ -															$ 6,227,207
Wastewater																										
Brushy Creek Basin																										
Northline Wastewater System - Phase 1				$ 375,000	$ 500,000	$ 500,000		$ 1,375,000	$ -	$ (1,375,000)	$ -															$ -
Northline Wastewater System - Phase 1a					$ 200,000	$ 237,000		$ 437,000	$ -	$ (437,000)	$ -															$ -
Northline Wastewater System (rev. 8/5/2021)								$ -	$ 1,418,282	$ 1,418,282	$ -											$ 1,418,282				$ 1,418,282
Interceptor				$ 1,000,000	$ 228,000			$ 1,228,000	$ 250,912	$ (977,088)	$ -						$ 708,200							$ (457,288)		$ 250,912
Laterals/Main Collectors				$ 500,000	$ 550,000	$ 250,000		$ 1,300,000	$ 1,041,017	$ (258,983)	$ -						$ 1,300,000		$ 218,375	$ 362,057				$ (839,415)		$ 1,041,017
Lift Station				$ 500,000	$ 250,000	$ 250,000		$ 1,000,000	$ 216,829	$ (783,171)	$ -						$ 612,000							$ (395,171)		$ 216,829
Force Main				$ 150,000	$ 240,000			$ 390,000	$ -	$ (390,000)	$ -															$ -
San Gabriel Basin																										
Interceptor				$ 100,000	$ 650,000			$ 750,000	$ 378,120	$ (371,880)	$ -						$ 378,120									$ 378,120
Laterals				$ 250,000	$ 250,000	$ 200,000		$ 700,000	$ 570,300	$ (129,700)	$ -						$ 570,300									$ 570,300
Lift Station				$ 300,000	$ 300,000	$ 350,000		$ 950,000	$ 480,000	$ (470,000)	$ -						$ 480,000									$ 480,000
Force Main					$ -			$ -	$ -	$ -	$ -															$ -
Offsite Contribution				$ -	$ -	$ -		$ -	$ -	$ -	$ -															$ -
							Sub-Tot	$ 8,130,000	$ 4,355,460	$ (3,774,540)	$ -															$ 4,355,460
Transportation																										
Northline Streets - Phase 1				$ 1,000,000	$ 3,240,500	$ 3,240,500		$ 7,481,000	$ 7,481,000	$ -	$ -										$ 7,481,000					$ 7,481,000
Northline Streets - Phase 1a					$ 868,000	$ 1,000,000		$ 1,868,000	$ -	$ (1,868,000)	$ -											$ -				$ -
Northline Streets (rev. 8/5/2021)								$ -	$ 11,255,692	$ 11,255,692	$ -											$ 11,255,692				$ 11,255,692
RM 2243				$ -	$ -			$ -	$ -	$ -	$ -															$ -
San Gabriel Parkway				$ 2,000,000	$ 2,700,000			$ 4,700,000	$ 4,700,000	$ -	$ -				$ 4,700,000											$ 4,700,000
CR 273			$ 388,511	$ 161,489				$ 550,000	$ 550,000	$ -	$ -		$ 200,000	$ 200,000									$ 150,000			$ 550,000
CR 269				$ -	$ -			$ -	$ -	$ -	$ -															$ -
US 183 Improvements				$ -	$ -	$ -		$ -	$ -	$ -	$ -															$ -
Required Roadways			$ 12,000	$ 1,000,000	$ 1,500,000	$ 1,228,092		$ 3,740,092	$ 3,367,592	$ (372,500)	$ -						$ 715,000	$ 2,125,224	$ 450,000	$ 77,368						$ 3,367,592
Necessary Connections				$ 350,000	$ 350,000	$ 112,908		$ 812,908	$ 812,908	$ -	$ -			$ 42,908			$ 770,000									$ 812,908
183A enhancements - connections				$ 750,000	$ 750,000	$ -		$ 1,500,000	$ 1,500,000	$ -	$ -						$ 1,500,000									$ 1,500,000
							Sub-Tot	$ 20,652,000	$ 29,667,192	$ 9,015,192	$ -															$ 29,667,192
Rail Station																										
Rail Station Improvements				$ -	$ -			$ -	$ -	$ -	$ -															$ -
							Sub-Tot	$ -	$ -	$ -	$ -															

Leander TIRZ Project Plan (Rev. 3/10/2022)																										
	PRIOR CASH FLOW PROJECTION (3-21-19)												Committed Funds*													
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**		Total Committed
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**		**$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**		**$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	**DEPARTMENT**		**DIVISION**	
TIRZ #1	**REVENUES**		**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	DEPARTMENT		DIVISION	
TIRZ #1	ADMINISTRATION		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**