AGENDA
DEVELOPMENT AUTHORITY BOARD MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall - Council Chambers
201 North Brushy Street, Leander, Texas
Monday, August 17, 2026
Regular Meeting at 8:30 AM

Place 1 - Michael Herrera, Chair	**Place 4 - Sheetal Gampawar**
Place 2 - Cynthia Long	**Place 5 - Kelsey Stone**
Place 3 - Bob Biles	**Staff Liaison - Dara Crabtree**

The meeting will also be live-streamed at the following link: https://www.leandertx.gov/video.

REGULAR MEETING

1. Open Meeting.

2. Roll Call.

CONSENT AGENDA: ACTION

3. Approval of the minutes for meeting held on July 27, 2026.

REGULAR AGENDA

4. Adjournment

5. Discuss and consider action on the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment 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.

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 11 day of August 2026 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
8/17/2026

AGENDA SUBJECT:
Approval of the minutes for meeting held on July 27, 2026.

BACKGROUND:
Attached are the minutes for meeting held on July 27, 2026.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
City staff recommends approval of mintues for meeting held on July 27, 2026 as presented.

PRESENTER:
Dara Crabtree, City Secretary

Fiscal Impact

Attachments:

1. DA Draft Minutes 07.27.2026

MINUTES
DEVELOPMENT AUTHORITY BOARD MEETING
CITY OF LEANDER, TEXAS

Pat Bryson Municipal Hall - Council Chambers
201 North Brushy Street - Leander, Texas
Monday, July 27, 2026
Regular Meeting at 8:30 AM

Place 1 - Michael Herrera, Chair	**Place 4 - Sheetal Gamapawar**
Place 2 - Cynthia Long	**Place 5 - Kelsey Stone**
Place 3 - Bob Biles	**Staff Liaison - Dara Crabtree**

The meeting will also be live-streamed at the following link: https://www.leandertx.gov/video.

REGULAR MEETING

1. Open Meeting.

   Opened meeting at 9:52 a.m.

2. Roll Call.

   Roll call reflected all present with Board Member Stone absent.

CONSENT AGENDA: ACTION

Motion: Approve consent agenda item 3.

By: Board Member Long
Seconded: Board Member Biles

Vote: 4 - 0

3. Approval of the minutes for meeting held on April 27, 2026.

REGULAR AGENDA

4. Adjournment

   Adjourned at 9:52 a.m.

APPROVED

____
CHAIR

ATTEST:

____
STAFF LIAISON

AGENDA ITEM # 5

EXECUTIVE SUMMARY
8/17/2026

AGENDA SUBJECT:
Discuss and consider action on the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment 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 2027 Proposed TIRZ Budget anticipates an increase in property 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 the Williamson Central Appraisal District (WCAD) for the TIRZ are $2.167 billion, which is an increase of 12.3% or $237 million over last year's certified values of $1.929 billion.

Actual revenues from each taxing entity are calculated as follows: [City/County Contribution = [TIRZ incremental tax base] x 50% x [City/County tax rate]. For FY 2027, projected revenue is $9,532,798 and anticipated project reimbursements are $2,534,170. The recommended budget for FY 2027 includes projected revenues from both the City and County's 50% share of ad valorem taxes collected within the TIRZ boundaries.

Notable changes from FY 2026 include the anticipated final reimbursement for Cresent (Bryson) at a maximum amount of $680,000. As with all agreements, the actual amounts eligible for reimbursements are subject to actual taxes collected on the property. The reimbursement amounts shown in the budget represent reasonable, current estimates for qualified capital improvements.

Future expenditures or development agreements are subject to the adopted TIRZ Project Plan, which currently shows an uncommitted project balance of $5,085,818. The assessed valuation for the 2026 tax year includes improvements completed through December 31, 2025, and there is a large amount of improvements from January 1 to December 31, 2026, that will be included in next year's assessed value. Additionally, a large portion of the zone remains undeveloped. As a result, there will be a growing balance of unallocated TIRZ revenues that will be eligible for additional projects. Programming of uncommitted funds for additional projects is subject to the interlocal agreement between the City of Leander and Williamson County.

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:
City staff recommends approval of the Fiscal Year 2027 Proposed Budget for the Leander Tax Increment Reinvestment Zone No. 1 as presented.

PRESENTER:
Otis Williams, Chief Financial Officer

Fiscal Impact

Amount requested:	$2,534,170
Approved in current budget (Yes / No):	No
Expenditure (New / Amended):	Bew
Recurring or one-time:	
Fund source (Operating / Utility / etc.):	TIRZ Annual Budget

Attachments:

1. Proposed TIRZ No. 1- FY 2027 Budget
2. Tax Assessment - WCAD 2026
3. Project Plan 08.11.2026

CITY OF LEANDER				
TIRZ NO.1 REVENUES				
Revenue - Line Items	ADOPTED FY 2025	BUDGET FY 2026	ESTIMATED FY 2026	PROPOSED FY 2027
4220 CONTRIBUTION - SAN GABRIEL	$ -	$ -	$ -	$ -
4449 INTEREST INCOME	$ 15,000	$ 15,000	$ 15,000	$ 15,000
4451 LEANDER DEVELOPMENT AUTHORITY	$ -	$ -	$ -	$ -
4838 CURRENT TAX REVENUE	$ 3,580,000	$ 4,300,000	$ 4,300,000	$ 5,034,068
4852 DELINQUENT PROPERTY TAX	$ -	$ -	$ -	$ -
4870 PENALTY AND INTEREST	$ -	$ -	$ -	$ -
4890 TAX REVENUE - COUNTY	$ 2,785,000	$ 3,700,000	$ 3,700,000	$ 4,483,712
4900 TRANSFER IN	$ -	$ -	$ -	$ -
4925 TRANSFER IN - WATER IMPACT FEE	$ -	$ -	$ -	$ -
4926 TRANSFER IN - W-WATER IMPACT FEE	$ -	$ -	$ -	$ -
REVENUES TOTAL	**$ 6,380,000**	**$ 8,015,000**	**$ 8,015,000**	**$ 9,532,780**
79-00 TOTAL	**$ 6,380,000**	**$ 8,015,000**	**$ 8,015,000**	**$ 9,532,780**

CITY OF LEANDER TIRZ NO.1 ADMINISTRATION - EXPENDITURES									
Expenditure - Line Items		ADOPTED FY 2025		BUDGET FY 2026		ESTIMATED FY 2026		PROPOSED FY 2027	
5600	CONTRACT LABOR	$	-	$	-	$	-	$	-
5650	LEGAL FEES	$	-	$	-	$	-	$	-
5739	TIRZ - COUNTY SAN GABRIEL	$	-	$	-	$	-	$	-
5740	DEVELOPMENT AGREEMENTS	$	-	$	-	$	-	$	-
5741	RB270 PARTNERSHIP DEV AGR	$	-	$	-	$	-	$	-
5742	VILLAGE @ LEANDER ST DEV AGR	$	-	$	-	$	-	$	-
5744	CRESECENT PROPERTY PAYMENT ACCT	$	-	$	-	$	-	$	-
5745	OAK CREEK PIO PAYMENT ACCT	$	-	$	-	$	-	$	-
CONTRACTUAL SERVICES TOTAL		**$**	**-**	**$**	**-**	**$**	**-**	**$**	**-**
9000	TRANSFER OUT	$	-	$	-	$	-	$	-
9002	TRANSFER OUT - LEANDER DEV AUTH	$	-	$	-	$	-	$	-
9013	TRANSFER OUT - RB 270 PARTNERS	$	-	$	-	$	-	$	-
9014	TRANSFER OUT - TRANSIT VILLAGE	$	-	$	155,820	$	155,820	$	155,820
9015	TRANSFER OUT - CRESCENT	$	680,000	$	1,066,300	$	1,066,300	$	680,000
9016	TRANSFER OUT - OAK CREEK	$	692,644	$	-	$	-	$	-
9017	TRANSFER OUT - MEDICAL COMPLEX	$	82,500	$	82,000	$	82,000	$	82,000
9018	TRANSFER OUT - NORTHLINE	$	350,000	$	455,000	$	455,000	$	455,000
9021	TRANSFER OUT - RB 270/NORTHLINE	$	-	$	-	$	-	$	-
9022	TRANSFER OUT - NAKFOOR DEV.	$	70,000	$	58,000	$	58,000	$	58,000
9024	TRANSFER OUT - CITY/NORTHLINE	$	4,333,106	$	1,103,350	$	1,103,350	$	1,103,350
9026	TRANSFER OUT - TVI/NL	$	-	$	-	$	-	$	-
TRANSFERS TOTAL		**$**	**6,208,250**	**$**	**2,920,470**	**$**	**2,920,470**	**$**	**2,534,170**
79-00 TOTAL		**$**	**6,208,250**	**$**	**2,920,470**	**$**	**2,920,470**	**$**	**2,534,170**

Assessment Roll Grand Totals Report

WCAD

Tax Year: **2026** As of: **Supplement 1** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

T05 - TIRZ - Leander (ARB Approved Totals) **Number of Properties: 3558**

Land Totals

Land - Homesite	(+)	$305,957,449				
Land - Non Homesite	(+)	$382,427,304				
Land - Ag Market	(+)	$77,576,575				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$765,961,328**	**(+)**	**$765,961,328**		

Improvement Totals

Improvements - Homesite	(+)	$996,507,014				
Improvements - Non Homesite	(+)	$748,492,507				
Total Improvements	**(=)**	**$1,744,999,521**	**(+)**	**$1,744,999,521**		

Other Totals

Personal Property (124)		$27,069,946	(+)	$27,069,946		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$2,538,030,795**		**$2,538,030,795**
Total Market Value 100%			**(=)**	**$2,543,130,315**		
Total Homestead Cap Adjustment (20)					(-)	**$965,208**
Total Circuit Breaker Limit Cap Adjustment (74)					(-)	**$14,942,181**
Total Exempt Property (70)					(-)	**$202,080,347**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$77,576,575				
Ag Use (11)	(-)	$21,063				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$77,555,512**			**(-)**	**$77,555,512**
Total Assessed					**(=)**	**$2,242,487,547**

Exemptions

(HS Assd 923,575,515)

(HS) Homestead Local (1849)	(+)	$0				
(HS) Homestead State (1849)	(+)	$0				
(O65) Over 65 Local (224)	(+)	$0				
(O65) Over 65 State (224)	(+)	$0				
(DP) Disabled Persons Local (13)	(+)	$0				
(DP) Disabled Persons State (13)	(+)	$0				
(DV) Disabled Vet (37)	(+)	$393,500				
(DVX) Disabled Vet 100% (52)	(+)	$26,760,632				
(SOL) Solar (9)	(+)	$292,132				
(CHDO04) Comm Housing Dev - 2004 (52)	(+)	$8,107,509				
(BI) Builders Inventory (72)	(+)	$6,405,730				
(HB9) House Bill 9 Personal Property (123)	(+)	$8,261,403				
(PC) Pollution Control (1)	(+)	$65,634				
Total Exemptions	**(=)**	**$50,286,540**			**(-)**	**$50,286,540**
Net Taxable (Before Freeze)					**(=)**	**$2,192,201,007**

Assessment Roll Grand Totals Report

Tax Year: **2026** As of: **Supplement 1** Property Types: **M, Test, P2, LTRR, C1, P3, LTRC, BPP9**

T05 - TIRZ - Leander (Under ARB Review Totals) **Number of Properties: 37**

Land Totals

Land - Homesite	(+)	$1,979,474				
Land - Non Homesite	(+)	$24,500,095				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$26,479,569**	**(+)**	**$26,479,569**		

Improvement Totals

Improvements - Homesite	(+)	$2,463,953				
Improvements - Non Homesite	(+)	$9,860,886				
Total Improvements	**(=)**	**$12,324,839**	**(+)**	**$12,324,839**		

Other Totals

Personal Property (2)		$1,879,391	(+)	$1,879,391		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$40,683,799**		**$40,683,799**
Total Market Value 100%			**(=)**	**$40,683,799**		
Total Homestead Cap Adjustment (0)					(-)	**$0**
Total Circuit Breaker Limit Cap Adjustment (9)					(-)	**$4,285,658**
Total Exempt Property (0)					(-)	**$0**

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$36,398,141**

Exemptions

(HS Assd 1,940,367)

(HS) Homestead Local (3)	(+)	$0				
(HS) Homestead State (3)	(+)	$0				
(HB9) House Bill 9 Personal Property (2)	(+)	$250,000				
Total Exemptions	**(=)**	**$250,000**			**(-)**	**$250,000**
Net Taxable (Before Freeze)					**(=)**	**$36,148,141**

Leander TIRZ	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				$ -	$ -			$ -	$ -	$ -	$ -															$ -

Leander TIRZ	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**
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	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)	$ -													$ -

Leander TIRZ

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
	PRIOR CASH FLOW PROJECTION (3-21-19)											Committed Funds*												
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
Total Committed	**$ 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**
Uncommitted																								**$5,085,818**
Total All Projected Revenues																								**$ 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