



**AGENDA
DEVELOPMENT AUTHORITY BOARD
CITY OF LEANDER, TEXAS**

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

March 10, 2022 at 8:30 AM



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.
2. Roll Call.

CONSENT AGENDA: ACTION

3. Approval of Minutes for meetings held on July 12, 2021 and January 27, 2022.

REGULAR AGENDA

4. Discuss and consider action on amending the Project and Financing Plan for the Reinvestment Zone Number One to ratify, confirm, and approve an increase in the maximum reimbursement amount for the Northline Developer projects and to allocate the estimated project costs for the Northline Developer category among project categories; and providing for related matters.
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 Development Authority Board 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 4 day of March 2022 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Dara Crabtree

Dara Crabtree, City Secretary



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Approval of Minutes for meetings held on July 12, 2021 and January 27, 2022.

BACKGROUND:

Attached are the minutes for the meetings held on July 12, 2021 and January 27, 2022.

PRESENTER:

Dara Crabtree, City Secretary

Attachments

1. Draft Minutes 07.12.2021
2. Draft Minutes 01.27.2022



**MINUTES
DEVELOPMENT AUTHORITY BOARD
CITY OF LEANDER, TEXAS**

Development Services - San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
July 12, 2021



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

**Place 4 – Carson Guy
Place 5 – Kelsey Stone**

1. Call to Order at 2:17 p.m.
2. Roll Call reflected all present.

CONSENT AGENDA: ACTION

Motion by Commissioner Joseph Eckels, Seconded by Commissioner Kelsey Stone to approve the June 4, 2021 regular meeting minutes.

Vote: 5 - 0

3. Approval of Minutes.

REGULAR AGENDA

4. Discuss and consider action on a request to amend the Northline PUD Development and Reimbursement Agreement.

Motion by Commissioner Joseph Eckels, Seconded by Commissioner Kelsey Stone to approve amendment to the Northline PUD Development and Reimbursement Agreement with additional square footage; ask council to restate Section 5.6 of the city's agreement to include the additional square footage; add an exhibit B-1 and date originally approved; and building of reclaimed water line extension subject to council approval of the project; and direct staff to incorporate additional funds to Northline Project on the Project Plan for ratification at a future meeting,

Vote: 5 - 0

5. Discuss and consider action on an Amendment to the Development and Reimbursement Agreement for the Village at Leander Station; and the Assignment of Partial Interest in Development Agreement between Transit Village Investments, Ltd. and Northline Leander Development Company, LLC.

No action.

6. Adjourned at 2:19 p.m.

APPROVED:

CHAIR

ATTEST:

CITY SECRETARY



**MINUTES
DEVELOPMENT BOARD AUTHORITY
CITY OF LEANDER, TEXAS**

San Gabriel Conference Room
201 North Brushy Street - Leander, Texas
January 27, 2022



Place 1 - Christine DeLisle, Chair Place 2 - Cynthia Long Place 3 - Joseph Eckels	Place 4 - Andrew Naudin Place 5 - Kelsey Stone Staff Liaison - Dara Crabtree
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1. Meeting canceled due to lack of a quorum.

APPROVED:

CHAIR

ATTEST:

CITY SECRETARY



EXECUTIVE SUMMARY
03/10/2022

AGENDA SUBJECT:

Discuss and consider action on amending the Project and Financing Plan for the Reinvestment Zone Number One to ratify, confirm, and approve an increase in the maximum reimbursement amount for the Northline Developer projects and to allocate the estimated project costs for the Northline Developer category among project categories; and providing for related matters.

BACKGROUND:

The Leander Development Authority, TIRZ Board, and City Council approved an amendment to the Northline Development and Reimbursement Agreement adding projects and increasing the authorized project costs for which the Developer is eligible to be reimbursed from the TIRZ. The Project and Financing Plan is being amended for the purpose of reflecting those allocations of TIRZ funds to the Northline Project

RECOMMENDATION:

Recommend approval of the Ordinance adopting the Project Plan amendment.

PRESENTER:

Robert G. Powers, Executive Finance Director

Attachments

1. Ordinance
2. Project Plan Updated

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS AMENDING THE PROJECT AND FINANCING PLAN FOR THE REINVESTMENT ZONE NUMBER ONE TO RATIFY, CONFIRM, AND APPROVE AN INCREASE IN THE MAXIMUM REIMBURSEMENT AMOUNT FOR THE NORTHLINE DEVELOPER PROJECTS AND TO ALLOCATE THE ESTIMATED PROJECT COSTS FOR THE NORTHLINE DEVELOPER CATEGORY AMONG PROJECT CATEGORIES; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Reinvestment Zone Number One, City of Leander, Texas (the "Zone") is a tax increment reinvestment zone created pursuant to Chapter 311, Texas Tax Code, as amended (the "Act"), by Ordinance No. 06-029-00 adopted by the City Council of the City (the "City Council" and the "City") on September 7, 2006, as amended by Ordinance No. 06-029-01 adopted by the City Council on June 21, 2007 (the "Zone Creation Ordinance"), as amended by subsequent ordinances adopted by the City Council;

WHEREAS, Zone Creation Ordinance adopted a project and financing plan pursuant to Section 311.011, Texas Tax Code, which has been amended and updated from time to time (the "Zone Plan");

WHEREAS, the Zone, the Leander Development Authority, and the City entered into the Amendment to the Northline PUD Development and Reimbursement Agreement dated August 5, 2021 (the "Amendment") to provide that The Northline PUD Projects be amended to include the Subsequent Phases Projects (as defined in the Amendment) and to increase the Maximum Reimbursement Amount (defined in the Amendment) to include the estimated costs of the Subsequent Phases Projects as well as increases in costs of the original The Northline PUD Projects resulting from changes in scope and design; and

WHEREAS, the Zone and the City desire to amend the Zone Plan to reflect the increase in the Maximum Reimbursement Amount for Northline Developer Projects and to allocate the project costs for the Northline Developer Projects as provided in the Amendment;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The findings and recitations set out in this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

Section 2. Zone Plan. The Zone Plan set forth in **Exhibit A** is hereby confirmed, ratified, adopted, and approved.

Section 3. Public Improvement Projects. (a) The public improvement projects described in the Amendment are reasonable and necessary to provide adequate water, sewer, transportation, storm water detention and drainage, gas utility service, electric utility service, and other public infrastructure for persons and property located within the Zone (the “Public Improvement Projects”).

Section 4. Project Costs. The estimated project costs of The Northline Developer Projects are set forth in **Exhibit A** and the Amendment.

Section 6. Amendment of Conflicting Ordinances. The Zone Plan adopted under Ordinances 06-029-00 and 06-029-01, as amended by subsequently adopted ordinances, is hereby amended to the extent of any conflict with this Ordinance. In the event of a conflict between this Ordinance and another Ordinance of the City, this Ordinance shall control, provided that this Ordinance shall not change the terms, conditions, or limitations of any reimbursement agreement governing payment of tax increment revenue generated within the Zone.

Section 7. Severability. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable and, if any phrase, sentence, paragraph or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such invalid phrase, clause, sentence, paragraph or section. If any provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision, and to this end the provisions of this Ordinance are declared to be severable.

Section 8. Effective Date. This ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

Section 9. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on this the ____ day of March, 2022.

ATTEST:

THE CITY OF LEANDER, TEXAS

Dara Crabtree, City Secretary

Christine DeLisle, Mayor

**EXHIBIT A
AMENDED ZONE PLAN**

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													
Water							Sub-Tot	\$ 15,019,000	\$ 7,252,782	\$ (7,766,218)	\$ 5,085,818												
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																								