

AGENDA

**FLOWER MOUND TAX INCREMENT REINVESTMENT ZONE #1 BOARD (TIRZ #1)
REGULAR MEETING
DECEMBER 16, 2019**

**FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
4:00 P.M.**

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

Please silence or turn off all electronic devices in Jody Smith Hall.

A. CALL TO ORDER

B. PUBLIC COMMENT

To speak to the Board during public comment, please fill out a [comment form](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

The purpose of this item is to allow the public an opportunity to address the TIRZ #1 Board on issues that are not indicated as a “Public Hearing” on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

C. REGULAR ITEMS

1. Consider approval of the minutes of the December 3, 2018, meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).
2. Consider approval of the 2019 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).
3. Review and consider approving revisions to the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Project Plan and authorizing specific projects for funding.

D. ADJOURNMENT

Melody Eby, TIRZ #1 Board Secretary

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____, 2019, at _____, at least 72 hours prior to the scheduled time of said meeting.

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Melody Eby, Economic Development Specialist, at (972) 874-6044.



**TAX INCREMENT REINVESTMENT
ZONE #1 BOARD MEETING
AGENDA ITEM NO: 1
DECEMBER 16, 2019**

CONSENT ITEM REGULAR ITEM WORK SESSION ITEM

FROM: Melody Eby, Economic Development Specialist

THROUGH: Andrea Roy, Economic Development Director

PRESENTER: Melody Eby, Economic Development Specialist

ITEM: Consider approval of the minutes of the December 3, 2018 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

Ordinance Resolution Motion Direction

I. ITEM SUMMARY:

This item is to approve the minutes from the December 3, 2018 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

II. BACKGROUND INFORMATION:

N/A

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. Draft minutes

VI. RECOMMENDED MOTION OR ACTION:

Move to approve the minutes of the December 3, 2018 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

THE FLOWER MOUND TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ #1) BOARD MEETING HELD ON THE 3rd DAY OF DECEMBER, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 4:30 P.M.

The TIRZ #1 Board met in a regular session with the following members present:

Paul Stone, Chair
Bill Collins, Vice Chair
Jim Engel, Board Member, Councilmember, Place 4
Larry Lipscomb, Board Member
Jimmy Stathatos, Town Manager (Ex Officio)
Steve Dixon, Mayor (Ex Officio)

With the following members absent:

Lori Fickling, Board Member

Constituting a quorum with the following members of the Town staff participating:

Debra Wallace, Deputy Town Manager/CFO
Tiffany Bruce, Executive Director of Public Works
Andrea Roy, Director of Economic Development
Melody Eby, Economic Development Specialist

A. CALL TO ORDER

Chairman Stone called the TIRZ #1 Board meeting to order at 4:30 P.M.

B. INTRODUCTION OF NEW MEMBERS

All board members introduced themselves. Chairman Stone stated that Jim Engel was the only new board member, and he also noted that there is currently one vacancy for the Precinct 4 selection from Denton County, which the County Judge Elect has indicated that he's asked former mayor, Jody Smith, to serve, but it has not yet been ratified by the Commissioners Court. No additional questions or comments were made.

C. REGULAR ITEMS

1. Consider approval of the minutes of the December 4, 2017 meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

Board Member Lipscomb asked for clarification regarding the voting process, as he was absent for the December 4, 2017 meeting, and Vice Chair Collins is the only current member who was present at said meeting. Chairman Stone stated that each board member has the ability to vote to approve the minutes, even if certain members were not present at said meeting. Board Member Lipscomb moved to approve the minutes of the December 4, 2017 meeting. Vice Chair Collins seconded the motion. No additional questions or comments were made. The motion carried by a vote of 4 to 0.

FLOWER MOUND TIRZ #1 BOARD MEETING OF DECEMBER 3, 2018 – PAGE 2

2. Consider approval of the 2018 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

Director of Economic Development, Andrea Roy, provided a brief overview of the 2018 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1), explaining that compared to previous years' reports, the 2018 report includes information regarding all active projects that the Town is expending TIRZ funds for, in an effort to provide more background on what activity has been occurring and where the funds are being allocated to. An additional note was made that the Denton County participation rate dropped, as part of the TIRZ plan, from 90% to 85%, where they will remain for the remainder of the TIRZ.

Chairman Stone asked for an explanation regarding RMI River Walk Investors, LP and their ability to request for reimbursement of up to \$1 million for a public parking structure. Andrea Roy stated that Town staff is due to meet with the developer in the near future, as they are contemplating whether or not to pursue the TIRZ funds. They are eligible for reimbursement; however, one of the conditions of the reimbursement is that the garage must be open to the public. The developer has not made any decisions, but they have considered the possibility of financing the garage differently on their end, so they can consider charging for the garage. No decisions have been made. Town Manager, Jimmy Stathatos, added that it is not a unilateral decision, and that Town Council would have to approve a modification to the current Chapter 380 Agreement to make any changes.

Chairman Stone asked for an explanation for the Waketon Road project, as the developer has not requested reimbursement from the Town. Andrea Roy stated that the developer has quite a bit of private development occurring, and approximately two ownership changes with that company, so she believes it is just a matter of their staff catching up before submitting for reimbursement.

Chairman Stone asked what the \$400,000 estimated cost of Timber Trails Park under the Capital Improvement Plan Budget is planned to be spent on. Deputy Town Manager/CFO, Debra Wallace, said that it should read: "Hike and Bike Trails," and she believes it will be for the expansion of the Pink Evening Primrose Trail, on the west side of Morriss, heading north.

Chairman Stone stated that although the \$4,000,000 for the Improvements in Forum (Riverwalk) Area will be changed with the next agenda item, he asked what it was originally planned to be spent on. Debra Wallace explained that it was not for a specific item and that it was just an allocated amount for that area. Similarly, Chairman Stone asked about the \$429,566 allocated for Other Projects, and Debra Wallace explained that it started out as a higher number, and it allowed additional projects to be funded in previous years, such as the Rippy Road and Waketon Road projects. Furthermore, when there are savings on various projects, the excess amount gets placed in this category, and it acts as a general holding area until it gets reallocated.

Chairman Stone noted that the current budget between Waketon Road and Rippy Road exceeds \$7 million; however, there has only been \$428,750 expended to-date by the Waketon Road project. He asked about the timing on when the remaining budgeted amount will be expended, to which Debra Wallace responded that most will be spent in the coming months for Waketon Road. As for Rippy Road, they are still in the design phase, and therefore the expenditure has not been recorded yet.

Chairman Stone questioned the negative debt service amount of \$118,056 on page 9 of the Annual Report, to which Andrea Roy responded that it is a clerical error and staff will remove the parenthesis on that figure.

FLOWER MOUND TIRZ #1 BOARD MEETING OF DECEMBER 3, 2018 – PAGE 3

Board Member Lipscomb asked for clarification regarding the timeline of the Library Renovation/Expansion project, to which Debra Wallace responded that the bidding process will begin in January and hopes to have something to Council by March.

There were no further questions regarding the Annual Report.

Vice Chair Collins made a motion to approve the 2018 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1), with the correction of the negative debt service figure on page 9 and Board Member Lipscomb seconded. No additional questions or comments were made. The motion carried by a vote of 4 to 0.

3. Review and consider approval of revisions to the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Project Plan and authorizing specific projects for funding, including an update and discussion on current budget versus expenditures.

Debra Wallace recommended allocating approximately \$3.7 million of the originally budgeted \$4 million for the Improvements in Forum (Riverwalk) Area to 3 different projects: \$1 million to FM 2499 at Waketon Intersection, \$470,000 to East Waketon Road Drainage Improvement, and \$1,800,000 to Morriss Waterline Project Phase III. Furthermore, Debra Wallace mentioned that both the FM 2499 at Waketon Intersection project and the East Waketon Road Drainage Improvement project were approved by Town Council in the CIP for 18-19, the Morriss Waterline project is not until 21-22. Therefore, staff is seeking authorization for the FM 2499 at Waketon Intersection and the East Waketon Road Drainage Improvement projects.

Debra Wallace explained that there have been two projects which have been authorized last year: Rippy Road and Churchill (east end to Yucca). Design is anticipated to be awarded for Rippy Road in January. The Churchill project was combined with Yucca and Churchill project. Council awarded the construction contract and notice receipt was issued in early December.

Vice Chair Collins asked if there is still a cash reserve as these projects come up, to which Debra Wallace confirmed there is. She states that we have approximately \$10 million committed of the \$13 million, \$1.5 million that is held back (\$1 million for the parking structure and \$500,000 from several years ago, when the TIRZ Board had requested to hold back), which leaves approximately \$1.5 million that has not yet been committed.

Executive Director of Public Works, Tiffany Bruce, began her update with Waketon Road Phase I, stating that they have not yet sought reimbursement, but some of the TIRZ funds have been allocated for when that time comes. Phase II is complete with design, and is a joint project that came along with additional funding from the County, and will be done with Double Oak. Construction cannot begin until Double Oak is ready. Furthermore, Rippy Road construction funds will not be available until the next fiscal year, due to prioritization of other projects.

Chairman Stone asked if there was an idea of how much will be spent in this fiscal year that is funded through the TIRZ. Jimmy Stathatos responds that projects go across fiscal years, so it could be a matter of when the PO is paid or if there are delays that occur which might delay payment until the next fiscal year. Debra Wallace adds that she looks at the committed amounts to make sure that there are still sufficient funds for the following fiscal year. Tiffany Bruce concludes with the estimates on what will be expended on projects in this fiscal year.

FLOWER MOUND TIRZ #1 BOARD MEETING OF DECEMBER 3, 2018 – PAGE 4

Board Member Engel made a motion to approve the revisions to the TIRZ #1 Project Plan and authorizing specific projects for funding and Board Member Lipscomb seconded. No additional questions or comments were made. The motion carried by a vote of 4 to 0.

D. ADJOURNMENT

Chairman Stone announced the meeting was adjourned at 5:12 P.M.

TOWN OF FLOWER MOUND, TEXAS

Paul Stone, Chair

ATTEST:

Melody Eby, TIRZ #1 Secretary

DRAFT



**TAX INCREMENT REINVESTMENT
ZONE #1 BOARD MEETING
AGENDA ITEM NO: 2
DECEMBER 16, 2019**

CONSENT ITEM REGULAR ITEM WORK SESSION ITEM

FROM: Andrea Roy, Director of Economic Development

PRESENTER: Debra Wallace, Deputy Town Manager/CFO
Andrea Roy, Director of Economic Development

ITEM: Consider approval of the 2019 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

Ordinance Resolution Motion Direction

I. SUMMARY:

This item is to approve the 2019 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

II. BACKGROUND INFORMATION:

As required by Chapter 311 of the Texas Tax Code, an Annual Report detailing revenues, expenditures, and board activities must be approved by both the Tax Increment Reinvestment Zone Board and Town Council. Upon approval, the Annual Report must be submitted to each taxing unit that levies property taxes on real property in the Tax Increment Reinvestment Zone, as well as to the Texas Comptroller's office within 90 days of the end of the fiscal year.

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. 2019 Annual Report

VI. RECOMMENDED MOTION OR ACTION:

Move to approve the 2019 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).



Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1 (TIRZ #1)

ANNUAL REPORT

2019

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

INDEX

- 1) Cover**
- 2) Index**
- 3) Year End Summary of Meetings/Town Council/Board Actions**
- 4) Public Infrastructure/Building Projects**
- 5) Capital Improvement Plan Budget**
- 6) Budget vs. Expenditures**
- 7) TIRZ Fund**
- 8) Annual Report**

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

During the period from October 1, 2018, through September 30, 2019, the Town of Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ) Board of Directors met once. The meeting was held on December 3, 2018, to approve the minutes from the December 4, 2017, TIRZ board meeting and the 2018 Annual Report.

Town of Flower Mound Economic Development Director, Andrea Roy, provided a brief overview of the 2018 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1), including information that had changed since the previous annual report.

Deputy Town Manager/CFO, Debra Wallace, presented the revisions to the TIRZ #1 Project Plan. The original \$4,000,000 budget for the Improvements in Forum (Riverwalk) Area was reduced to \$730,000, leaving \$3,270,000 to be reallocated to the following projects: \$1,000,000 to FM 2499 at Waketon Intersection, \$470,000 to East Waketon Road Drainage Improvements, \$1,800,000 to Morriss Waterline Project PH III.

Board members appointed and serving at the time of the December 3, 2018 meeting: Town—Paul Stone, Bill Collins, Jim Engel and County—Larry Lipscomb and Lori Fickling. Ex-Officio members are Mayor Tom Hayden and Town Manager Jimmy Stathatos.

During the period from October 1, 2018, through September 30, 2019, the Flower Mound Town Council took the following action:

- At a meeting on December 17, 2018, the Town Council approved the 2018 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ) in accordance with Chapter 311 of the Texas Tax Code.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

PUBLIC INFRASTRUCTURE/BUILDING PROJECTS

2018-2019

River Walk Parking Structure

On October 20, 2014, a Chapter 380 Partnership Agreement was executed between the Town of Flower Mound and RMI River Walk Investors, LP, which included the use of TIRZ funding for up to \$1 million for a public parking structure on the site of a nationally-branded hotel; later named the Courtyard by Marriott Dallas Flower Mound. Section 7 of the Agreement specifies that this financial assistance provided by the TIRZ may not exceed \$1 million and will be paid as reimbursement for infrastructure costs following the issuance of a Certificate of Occupancy for the parking structure. A First Amendment to the Chapter 380 Agreement was approved by Town Council on May 4, 2015, placing additional requirements on the acceptance of these TIRZ funds, in exchange for an extension to the parking structure's building permit deadline. On September 18, 2017, the Town Council approved a Second Amendment to the Chapter 380 Agreement, extending the required completion date of the parking structure. Since approval of the Second Amendment, RMI River Walk Investors, LP, completed the parking structure and received a Building Final on March 23, 2018. To date, RMI River Walk Investors, LP has not submitted a Payment Request to the Town for the reimbursement.

Town Hall Project

The new Town Hall project began with a feasibility study funded by the TIRZ board in 2012, with the new Town Hall portion being completed in November 2014. On August 9, 2016, the TIRZ Board recommended the use of TIRZ funds to pay the annual debt service on the issuance of \$10,000,000 to partially fund a new Town Hall for the Town of Flower Mound. The estimated total cost of the project was \$15,000,000; \$10,000,000 from the TIRZ and \$5,000,000 from the Town. The project consisted of an approximately 46,000 sq. ft. new Town Hall and associated site improvements located at the intersection of FM 1171 and Morriss Road, being the same location of the prior Town Hall. The new Town Hall was designed with enough space to consolidate staff operating from the prior Town Hall facility and rented space at the Atrium. Approximately 5,000 square feet of space is provided for future expansion. The facility was designed with an effort to maximize space and reduce wasted real estate that existed between the two main locations of Town operations; the prior Town Hall and the Atrium. The new Town Hall removed the lease payment obligation to the Town for the 19,000 square-feet of space leased at the Atrium at an amount of \$300,000 annually.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

On August 15, 2016, Town Council approved the following: a revision to the Tax Increment Reinvestment Zone #1 Project Plan (providing for the revised budget for the new Town Hall), a resolution declaring expectation to reimburse expenditures with proceeds of future debt and authorizing the preparation of the documents associated with the issuance, sale, and delivery of the debt obligations (related to the new Town Hall funding), and a professional services agreement with Oxley Williams Tharp Architect for the new Town Hall design. A professional services agreement with Kleinfelder Central, Inc., to provide geotechnical professional engineering services, in the amount of \$14,990, was approved by Manager Communication on August 28, 2016. The Construction Manager at Risk (CMAR) contract with Steele Freeman was approved by the Town Council on December 19, 2016, and the groundbreaking ceremony for the new Town Hall was held on June 19, 2017. Staff previously housed in the prior Town Hall moved into the new Town Hall the first week of December 2018, with the ribbon cutting and first Town Council meeting held on December 17, 2018. The remaining Staff who were housed at The Atrium relocated to the new Town Hall in March 2019, at which time the project was deemed to be substantially complete.

Town of Flower Mound Public Library Project

On June 19, 2017, the TIRZ Board recommended the use of TIRZ #1 Funds to pay the annual debt service on the issuance of \$10,900,000 for the Town of Flower Mound Public Library Renovation and Expansion Project. The project consists of a renovation of the existing 25,000 sq. ft. Library and an expansion of approximately 15,000 sq. ft., as well as associated site improvements. The expansion of the Library will create additional adult program rooms, quiet reading rooms, study rooms, additional collection space, a multi-purpose room, and more meeting spaces. On November 6, 2017, the Town Council approved a reimbursement resolution for an amount not to exceed \$10,900,000 to fund improvements in accordance with the FY 17-18 Capital Improvement Plan. On December 4, 2017, the Town Council then authorized the publication of notice to issue Certificates of Obligation, Series 2018, in the principal amount not to exceed \$10,900,000 to fund the project. This same evening, Town Council approved a professional services agreement for Library design services with Komatsu Architecture. Komatsu Architecture was the architect for the Library when originally built. Later, the Construction Manager at Risk (CMAR) contract with Steele & Freeman, Inc. was approved by the Town Council on June 18, 2018. The site plan was approved on March 20, 2019, and the construction award and testing award were both approved at the May 6, 2019, Town Council meeting. The approved Guaranteed Maximum Price (GMP) with Steele & Freeman, Inc. for the construction of the Library Expansion Project was in the amount of \$10,399,482.11. Construction is ongoing with a completion date in early FY 20-21.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

Street Projects

FM 1171 Westbound Turn Lane at FM 2499 Intersection

The project includes the installation of a FM 1171 westbound turn lane at the FM 1171/FM 2499 intersection, providing for approximately 410 feet of paving, hike/bike trails, utility relocations and traffic signal upgrades. The design contract in the amount of \$55,000 was awarded to Kimley-Horn and Associates, Inc. on October 3, 2016. Since that time, project design has been completed and right-of-way acquisition is ongoing. Buried utilities were located and several lines will need to be relocated. Coordination with TxDOT is ongoing.

FM 2499 and Waketon Intersection Improvements

The project initially included the addition of westbound and eastbound right turn lanes, however, during design and with coordination of adjacent property owners, the project will also include the northbound and southbound right turn lanes. The design contract was awarded to Halff Associates, Inc. in the amount of \$173,450.00 at the March 4, 2019, Town Council meeting. Design approximately 60% complete and right-of-way acquisition and franchise utility coordination is ongoing.

Rippy Road

Rippy Road will be completed in two phases. Phase 1 (Waketon Road to Pecan Meadows) included improvements of Rippy Road to its thoroughfare plan designated section, a two-lane concrete urban collector. On May 15, 2017, the Town Council approved a development agreement with CalAtlantic Homes, for construction of the improvements, providing reimbursement of the Town's share of the construction costs associated with the infrastructure improvements. Phase I of the project has been completed and the developer has received reimbursement for the construction costs associated with Phase 1.

Phase 2 (Pecan Meadows to FM 2499) includes improvements to approximately 2,500 linear feet of existing two lane open section asphalt roadway to its thoroughfare plan designated section, a two lane concrete urban collector. The project also includes an enclosed storm water collection system to improve storm water collection in the area. The design contract was awarded to CP&Y, Inc. at the March 4, 2019, Town Council meeting in the amount of \$298,645.75. Design plans are approximately 60% complete. Right-of-way acquisition and franchise utility coordination is ongoing. Phase 2 construction is expected to begin in FY 19-20.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

Waketon Road

Waketon Road will be completed in two phases. Phase 1 (FM 2499 to the western limits of the proposed Bradford Park Subdivision, approximately 1,450' east of Chinn Chapel Road) included improvements of Waketon Road to its thoroughfare plan designated section, a two-lane concrete urban collector. On May 15, 2017, the Town Council approved a development agreement with CalAtlantic Homes, for construction of the improvements, providing reimbursement of the Town's share of the construction costs associated with the infrastructure improvements. Phase I of the project has been completed and the developer has received reimbursement for the construction costs associated with Phase 1.

Phase 2 (Chinn Chapel Road to the western limits of the Bradford Parks Subdivision) includes improvements to approximately 1,650 linear feet of existing two lane open section asphalt roadway to its thoroughfare plan designated section, a two lane concrete urban collector. The project also includes a roundabout at Chinn Chapel. This is a joint project with the Town of Double Oak as they improve Waketon Road from Chinn Chapel west. The professional services agreement for the design phase services, with Halff Associates, Inc., in the amount of \$243,225, was approved on November 21, 2016. The plans are approximately 95% complete, but the project has been delayed until Double Oak is ready to bid. Both the Double Oak right-of-way acquisition and franchise utility relocation are still ongoing. Phase 2 construction is anticipated to begin late FY 19/20.

Churchill Drive

The project consists of extending Churchill Drive approximately 400 feet east to connect to Yucca Drive. Churchill Drive will be built during the reconstruction of Yucca Drive from Sagebrush to approximately 700 feet south of Cross Timbers. On June 20, 2016, the professional services agreement with Criado and Associates, Inc. to provide professional engineering services for the Yucca and Churchill projects in the amount of \$181,249 was approved. On June 5, 2017, Amendment No. 2 was approved in the amount of \$17,937 to the professional services contract to provide additional design services associated with the relocation and replacement of approximately 1,150 linear feet of waterline along Yucca Drive. Town Council awarded the construction of both projects on August 20, 2018. Notice to proceed was provided to the contractor on November 5, 2018. The extension of Churchill is open, however it will have temporary closures until work on Yucca is complete. Yucca is currently one-way southbound from Stonebridge south. The anticipated completion is March 2020.

East Waketon Rd Drainage Improvements

The project consists of channel excavation from FM 2499 to Waketon Road and culvert replacement under Waketon Road to alleviate the recurring flooding and traffic disruption of Waketon Road, east of FM 2499.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

The project will be constructed in two phases. Phase 1 provides for the channel excavation and Phase 2 provides for culvert replacement. In 2017, a drainage study was completed which provided hydraulic modeling of existing conditions, analysis of alternatives and a final report. The design was awarded on January 7, 2019, and plans are 30% complete. Construction is scheduled for FY 20-21.

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

CAPITAL IMPROVEMENT PLAN BUDGET

Project	Estimated Cost
STREETS	
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267
Chinn Chapel (FM 407 to Dixon)	1,387,500
Chinn Chapel (Dixon to Waketon)	941,305
Waketon Road	5,270,000
Rippy Road (FM 2499 to Waketon)	2,115,000
Churchill (East end to Yucca)	400,000
FM 1171 at FM 2499 Westbound Right Turn Lane	998,000
FM 1171 at FM 2499 Eastbound Right Turn Lane	785,000
FM 2499 at Waketon Intersection	1,000,000
East Waketon Rd Drainage Improvements	470,000
Subtotal	\$16,052,072
SIGNALS	
College Parkway at FM 2499	\$115,000
Subtotal	\$115,000
WATER	
FM 2499 west side from FM 1171 to Dixon	\$1,700,000
FM 407 from FM 2499 to Country Meadows Addition	438,039
Morriss Waterline Project PH III	1,800,000
Subtotal	\$3,938,039
FACILITIES	
Town Hall	\$10,000,000
Senior Citizen Activity Center	4,869,638
Library renovation/expansion	10,900,000
Subtotal	\$25,769,638
PARKS	
Hike and Bike Trails	\$400,000
Subtotal	\$400,000
Improvements in Forum (Riverwalk) Area	
Parking Structure	\$730,000
	1,000,000
Subtotal	\$1,730,000
Other Projects	
	\$464,566
Town Center Master Plan	50,685
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	180,000
Subtotal	\$695,251
TOTAL	\$48,700,000

Highlighted values indicate changes from 2018

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

BUDGET VS EXPENDITURES

Project	Current Budget	Expended Costs to Date	Remaining Balance
STREETS			
Dixon Lane (Chinn Chapel to Crestside)	\$2,685,267	\$2,685,267	\$0
Chinn Chapel (FM 407 to Dixon)	1,387,500	1,387,500	0
Chinn Chapel (Dixon to Waketon)	941,305	941,305	0
Waketon Road	5,270,000	2,690,594	2,579,406
Rippy Road (FM 2499 to Waketon)	2,115,000	764,088	1,350,912
Churchill (East end to Yucca)	400,000	207,500	192,500
FM 1171 at FM 2499 Westbound Right Turn Lane	998,000	76,023	921,977
FM 1171 at FM 2499 Eastbound Right Turn Lane	785,000	432,752	352,248
FM 2499 at Waketon Intersection	1,000,000	86,900	913,100
East Waketon Rd Drainage Improvements	470,000	62,470	407,530
Subtotal	\$16,052,072	\$9,334,399	\$6,717,673
SIGNALS			
College Parkway at FM 2499	\$115,000	\$115,000	\$0
Subtotal	\$115,000	\$115,000	\$0
WATER			
FM 2499 west side from FM 1171 to Dixon	\$1,700,000	\$7	\$1,699,993
FM 407 from FM 2499 to Country Meadows Addition	438,039	438,039	0
Morriss Waterline Project PH III	1,800,000	0	1,800,000
Subtotal	\$3,938,039	\$438,046	\$3,499,993
FACILITIES			
Town Hall	\$10,000,000	\$1,980,000	\$8,020,000
Senior Citizen Activity Center	4,869,638	4,869,638	0
Library Renovation/Expansion	10,900,000	1,800,000	9,100,000
Subtotal	\$25,769,638	\$8,649,638	\$17,120,000
PARKS			
Hike and Bike Trails	\$400,000	\$0	\$400,000
Subtotal	\$400,000	\$0	\$400,000
Improvements in Forum (Riverwalk) area			
Parking Structure	\$730,000	\$0	\$730,000
	1,000,000	0	1,000,000
Subtotal	\$1,730,000	\$0	\$1,730,000
Other Projects			
	\$464,566	\$0	\$464,566
Town Center Master Plan	50,685	50,685	0
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	180,000	180,000	0
Subtotal	\$695,251	\$230,685	\$464,566
TOTAL	\$48,700,000	\$18,767,768	\$29,932,232

Highlighted values indicate changes from 2018

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

TIRZ FUND

Beginning Balance:	
<i>October 1, 2018</i>	\$13,464,211
Revenues:	
Property Tax	\$5,563,095
Interest	<u>\$321,189</u>
TOTAL REVENUES	\$5,884,284
Expenditures:	
Land Purchases	\$0
Professional Services	\$0
Construction/Improvements	\$3,465,189
Debt Service	<u>\$2,638,275</u>
TOTAL EXPENDITURES	\$6,103,464
Ending Balance:	
<i>September 30, 2019 (unaudited)</i>	\$13,245,031

Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2019

ANNUAL REPORT

Chapter 311.016 of V.C.T.A. requires the following information as part of the annual report on the status of the TIRZ District. Information is contained in detail on the attached financial statements.

1. Amount and source of revenue in the tax increment fund established for the zone:

\$5,884,284 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$3,465,189 Total Expenditures

3. Amount of Principal and Interest due on outstanding indebtedness is as follows:

\$2,638,275 Total Principal and Interest

- I. Contributions /Advances from developers— none.
- II. Bonds issued and payment schedule to retire bonds—

2017COTIRZ: Town Hall	Fiscal Year	Principal	Interest	Total
	2020	1,020,000	216,425	1,236,425
	2021	1,045,000	196,025	1,241,025
	2022	1,065,000	175,125	1,240,125
	2023	1,085,000	153,825	1,238,825
	2024	1,110,000	126,700	1,236,700
	2025	1,145,000	93,400	1,238,400
	2026	1,190,000	47,600	1,237,600
		<u>\$ 7,660,000</u>	<u>\$ 1,009,100</u>	<u>\$ 8,669,100</u>

2018COTIRZ: Library	Fiscal Year	Principal	Interest	Total
	2020	1,160,000	239,050	1,399,050
	2021	1,185,000	215,850	1,400,850
	2022	1,210,000	192,150	1,402,150
	2023	1,230,000	167,950	1,397,950
	2024	1,270,000	131,050	1,401,050
	2025	1,305,000	92,950	1,397,950
	2026	1,345,000	53,800	1,398,800
		<u>\$ 8,705,000</u>	<u>\$ 1,092,800</u>	<u>\$ 9,797,800</u>

4. Tax Increment base and current captured appraised value retained by the zone:

Taxing Jurisdiction	Net Taxable Fiscal Year Value 2018 - 2019	Base Year* Value Jan 1, 2005	Captured App. Value Fiscal Year 2018 - 2019
Town of Flower Mound	\$1,097,571,176	\$228,290,889	\$869,280,287
Denton County	\$1,140,498,867	\$229,382,705	\$911,116,162

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1

As of September 30, 2019

5. Captured appraised value by the municipality and other taxing units, the total amount of the tax increment received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

A. Captured appraised value shared by the municipality and other participating taxing jurisdictions received in Fiscal Year 2018-2019:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2018-2019 Increment
Town of Flower Mound (100%)	\$0.439000	\$3,816,140.46
Denton County (85%)	\$0.191740	\$1,746,955.00
Total	\$0.630740	\$5,563,095

B. Amount of tax increment received in 2019 from the municipality and the other taxing jurisdictions based on 2018 valuations: \$5,563,095.

C. Other information: None

* Base Year Value as of January 1, 2005 is for Fiscal Year 2005-2006.



**TAX INCREMENT REINVESTMENT
ZONE #1 BOARD MEETING
AGENDA ITEM NO:
DECEMBER 16, 2019**

CONSENT ITEM

REGULAR ITEM

WORK SESSION ITEM

FROM: Debra Wallace, Deputy Town Manager/CFO

THROUGH: Jimmy Stathatos, Town Manager

PRESENTER: Debra Wallace, Deputy Town Manager/CFO

ITEM: Review and consider approving revisions to the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Project Plan and authorizing specific projects for funding.

Ordinance

Resolution

Motion

Direction

I. SUMMARY:

This item is for the TIRZ #1 board to review and consider approving revisions to the TIRZ #1 project plan. The total project plans amount remains the same. Additionally, the item includes authorization of the Pink Evening Primrose Trail Connection project for FY2019/2020.

II. BACKGROUND INFORMATION:

At the September 19, 2005, Town Council meeting, an Ordinance was approved that established TIRZ #1, authorized a board of directors, and created a TIRZ fund. The board of directors has discussed the TIRZ #1 project plan each year since the establishment of the TIRZ.

III. FISCAL IMPACT:

N/A

IV. LEGAL REVIEW:

N/A

V. ATTACHMENTS:

1. TIRZ Budget vs. Expenditures as of November 30, 2019

VI. RECOMMENDED MOTION OR ACTION:

Motion to approve updated revised project plan and authorization of projects.

as of 11/30/19

Project	Current Budget	Reommended Revised Budget	Expended Costs to Date	Remaining Balance
STREETS				
Dixon Lane (Chinn Chapel to Crestside)	\$ 2,685,267	\$ 2,685,267	\$ 2,685,267	\$ -
Chinn Chapel (FM 407 to Dixon)	1,387,500	1,387,500	1,387,500	-
Chinn Chapel (Dixon to Waketon)	941,305	941,305	941,305	-
Waketon Road (Rippy to Chinn Chapel)	5,270,000	5,270,000	2,690,594	2,579,406
Rippy Road (FM 2499 to Waketon)	2,115,000	2,115,000	798,907	1,316,093
Churchill (East end to Yucca)	400,000	400,000	207,500	192,500
FM 1171 at FM 2499 Westbound Right Turn Lane	998,000	998,000	76,023	921,977
FM 1171 at FM 2499 Eastbound Right Turn Lane	785,000	785,000	432,752	352,248
FM 2499 at Waketon intersection	1,000,000	1,000,000	86,900	913,100
East Waketon Rd Drainage Improvements	470,000	470,000	63,995	406,005
Subtotal	16,052,072	16,052,072	9,370,743	6,681,329
SIGNALS				
College Parkway at FM 2499	150,000	115,000	115,000	-
Subtotal	150,000	115,000	115,000	-
WATER				
FM 2499 west side from FM 1171 to Dixon	1,700,000	1,700,000	7	1,699,993
FM 407 from FM 2499 to Country Meadows Addition	438,039	438,039	438,039	-
Morriss Waterline project PH III	1,800,000	1,800,000	-	1,800,000
Subtotal	3,938,039	3,938,039	438,046	3,499,993
FACILITIES				
Town Hall	10,000,000	10,000,000	2,150,000	7,850,000
Senior Citizen Activity Center	4,869,638	4,869,638	4,869,638	-
Library renovation/expansion	10,900,000	10,900,000	1,993,335	8,906,665
Subtotal	25,769,638	25,769,638	9,012,973	16,756,665
PARKS				
Hike and Bike Trails	400,000	-	-	-
Pink Evening Primrose Trail Connection (Bridge & Trail)	-	400,000	-	400,000
Subtotal	400,000	400,000	-	400,000
Improvements in Forum (Riverwalk) area				
Parking Structure	730,000	730,000	-	730,000
	1,000,000	1,000,000	-	1,000,000
Subtotal	1,730,000	1,730,000	-	1,730,000
Other Projects				
	429,566	464,566	-	429,566
Town Center Master Plan	50,685	50,685	50,685	-
Retail Developments Shared Drive at FM 407 and Chinn Chapel	180,000	180,000	180,000	-
	660,251	695,251	230,685	464,566
TOTAL	\$ 48,700,000	\$ 48,700,000	\$19,167,447	\$29,532,553