

Tax Increment Reinvestment Zone Board #1



February 5, 2025
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

4:00 p.m.

In accordance with section 551.127 of the Texas Government Code (Open Meeting Act) this meeting will be an in-person meeting with either a member of Town Council, staff, or consultant, participating by video conference. The public meeting location will be Flower Mound Town Hall, 2121 Cross Timbers Rd Flower Mound, Texas. The Chairperson and a quorum of the TIRZ #1 Board will be physically present at this location. The location where the Chairperson is physically present shall be open to the public during the open portions of the meeting.

AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

D. REGULAR ITEM(S)

1. 04/03/2024 Minutes - Consider approval of the minutes of the April 3, 2024, meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.
2. 2024 Annual Report - Consider approval of the 2024 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).

E. ADJOURN

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website

in accordance with GC Section 551.056 on the following date and time: __January 30__, 2025, at __2:30__ p.m., at least 72 hours prior to the scheduled time of said meeting.

Melody Eby, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Tax Increment Reinvestment Zone Board #1



April 3, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:00 p.m.

DRAFT MINUTES

A. CALL TO ORDER

The Tax Increment Reinvestment Zone (TIRZ) Board met in a regular meeting with the following members present:

Jim Engel, Chair, Flower Mound
Mark Hargreaves, Flower Mound
Tim Whisenant, Flower Mound
Derek France, Ex-Officio (Mayor)
James Childers, Ex-Officio (Town Manager)

with the following member(s) absent:

David Johnson, Vice Chair, Denton County
Larry Lipscomb, Denton County

constituting a quorum with the following members of the Town Staff participating:

Ray Watson, Director of Economic Development
Melody Eby, Senior Economic Development Specialist

B. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

C. PUBLIC COMMENT

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In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.

- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

No speakers during public comment.

D. REGULAR ITEM(S)

1. Minutes 12/14/2023 - Consider approval of the minutes of the December 14, 2023, meeting of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) Board.

ACTION: Mark Hargreaves moved to approve D.1. as presented in the agenda caption. Timothy Whisenant seconded the motion.

AYES: Mark Hargreaves, Timothy Whisenant, Jim Engel

NAYS: None

ABSTAIN: None

RESULT: 3 : 0

2. TIRZ#1 Amended and Restated Plan - Consider recommending approval of the Tax Increment Reinvestment Zone No. 1 (TIRZ #1) amended and restated Project and Finance Plan, ratifying the previous TIRZ # 1 Board actions relative to projects authorized, and to add additional projects already approved by the TIRZ #1 Board.

ACTION: Timothy Whisenant moved to approve D.2. as presented in the agenda caption. Mark Hargreaves seconded the motion.

AYES: Mark Hargreaves, Timothy Whisenant, Jim Engel

NAYS: None

ABSTAIN: None

RESULT: 3 : 0

E. ADJOURN

Chairman Engel announced the meeting was adjourned at 6:04 P.M.



**TAX INCREMENT
REINVESTMENT ZONE BOARD
#1
AGENDA D.2.
REGULAR ITEM(S)**

DATE: February 5, 2025
FROM: Melody Eby, Economic Development Manager
ITEM: **Consider approval of the 2024 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1).**

BACKGROUND: 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 online tool within 150 days of the end of the fiscal year.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. TIRZ 2024 Annual Report

DRAFT MOTION: Move to approve as presented in the agenda caption.

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

As of September 30, 2024



Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1
(TIRZ #1)

ANNUAL REPORT

2024

Town of Flower Mound, Texas
Tax Increment Reinvestment Zone #1
As of September 30, 2024

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

As of September 30, 2024

YEAR END SUMMARY OF MEETINGS/TOWN COUNCIL/BOARD ACTIONS

During the period from October 1, 2023, through September 30, 2024, the Town of Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ) Board of Directors met twice.

The first meeting was held on December 14, 2023 to approve the minutes from the November 22, 2022 TIRZ #1 board meeting, and the 2023 Annual Report. The Town of Flower Mound Director of Economic Development, Ray Watson, provided a brief overview of the 2023 Annual Report of the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) and updated the board on the TIRZ Fund balance detail, as well as TIRZ revenue and projections. Furthermore, the Assistant Director of Engineering, Brian Waltenburg, provided an update on the status of each active project that the TIRZ is currently funding.

The second meeting was held on April 3, 2024 to approve the minutes from the December 14, 2023 meeting and to approve an amended and restated Project and Finance Plan, ratifying the previous TIRZ #1 Board actions relative to projects authorized and to add additional projects already approved by the TIRZ #1 Board.

Board members appointed and serving at the time of both meetings:

Town - Jim Engel, Tim Whisenant, Mark Hargreaves

County - Larry Lipscomb and David Johnson

Ex-Officio - Mayor Derek France and Town Manager James Childers

During the period from October 1, 2023, through September 30, 2024, the Flower Mound Town Council took the following action:

- At a meeting on December 18, 2023, the Town Council approved the 2023 Annual Report for the Flower Mound Tax Increment Reinvestment Zone #1 (TIRZ #1) in accordance with Chapter 311 of the Texas Tax Code.

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

As of September 30, 2024

PUBLIC INFRASTRUCTURE PROJECTS

2023-24

CURRENT 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. A design contract in the amount of \$55,000.00 was awarded to Kimley-Horn and Associates, Inc. on October 3, 2016. Since that time, initial design and right-of-way acquisition have been completed. After initial design was completed, federal funding for construction was received for the project. To more efficiently utilize the federal funding, TxDOT will be constructing the project. On November 15, 2021 a design amendment in the amount of \$47,400.00 was approved to modify the construction plans to meet TxDOT requirements and prepare the project for TxDOT bidding. The project bid in June 2023. Project is complete..

Karnes Road

The project consists of the improvement of Karnes Road from a 2-lane asphalt road to a 2-lane concrete road with curb and gutter, from Old Settlers to FM 1171. A professional services agreement for design services, in the amount of \$97,438.00, with Teague Nall and Perkins was approved by Town Council on December 5, 2022. Bids were received bids on July 18, 2023. A Construction Agreement, in the amount of \$474,797, was awarded at the September 18, 2023 Town Council meeting. Project is complete.

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 in the amount of \$648,920.22 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

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

As of September 30, 2024

meeting in the amount of \$298,645.75. On September 21, 2020 a design amendment in the amount \$38,140.00 of was approved by Town Council to provide additional drainage and flood calculations of the project area. On August 8, 2022, a construction award, in the amount of \$6,843,592, was approved by Town Council. Due to material delays, work started summer 2023. The project is expected to be complete early 2025.

CURRENT STORMWATER PROJECTS

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. A design contract was awarded to Halff Associates, Inc. on March 20, 2017 to complete a drainage study providing hydraulic modeling of existing conditions, analysis of alternatives and a final report. The initial drainage study was received. A design contract in the amount of \$212,790.00 was awarded to Halff Associates, Inc. on January 7, 2019 to complete design based on the drainage study. During design it was determined that a reassessment of the upstream hydrology was needed to better model the existing conditions. On December 7, 2020 a design amendment in the amount of \$55,000.00 was approved to reassess the drainage area and explore the possibility of minimizing the project limits to reduce the project's impacts. Design is complete. USACE 404 permitting application was submitted in summer 2022. USACE provided a draft permit approval fall 2024. Staff is currently reviewing the permit approval, project impacts, expected results, project costs, and coordinating with the property owner. The project is expected to be complete by summer 2025.

CURRENT WATER PROJECTS

Rippy Road Water Line Improvements

The project includes 2,000 linear feet of 12-inch waterline to be constructed with the Rippy Road project. The project begins at the intersection with Pecan Meadows and extends south and east to approximately 300 feet west of FM 2499. A design contract, in the amount of \$78,300 with Urban Engineers Group, Inc. was approved on November 21, 2016. On August 8, 2022, a construction award for the Rippy Road and Water Line project was approved by Town Council. Due to material delays, work started summer 2023. The water line work is complete.

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

As of September 30, 2024

CURRENT PARKS PROJECTS

Peters Colony Memorial Park

This project is for the design and development of the 3.3-acre Peters Colony Memorial Park adjacent to the Library. The approved master plan for the park includes a remembrance wall, children's area and pavilion, water feature, nature trails and pedestrian pathways with access to the library. A professional services agreement with Mesa Design Associates, Inc., in the amount of \$158,000, for design services was approved on June 15, 2020. Design is complete. The Town has been working with Texas Parks and Wildlife Department (TPWD) for on a grant funding application since design was complete. The Town has received approval from TPWD for the additional funding. A Construction Agreement, in the amount of \$3,562,629.67, was awarded at the August 5, 2024 Town Council meeting.. The project is expected to be complete by fall 2025.

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

As of September 30, 2024

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 (Rippy to Chinn Chapel)	4,885,748
Rippy Road (FM 2499 to Waketon)	8,500,000
Churchill (East end to Yucca)	400,000
FM 1171 at FM 2499 Westbound Right Turn Lane	1,048,000
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752
FM 2499 at Waketon Intersection	1,900,000
Karnes Rd.	830,000
East Waketon Rd Drainage Improvements	1,900,000
Subtotal	\$24,910,572
SIGNALS	
Adaptive Traffic Signal Upgrade	\$178,000
College Parkway at FM 2499	\$115,000
Subtotal	\$293,000
WATER	
FM 2499 west side from FM 1171 to Dixon	\$907,092
Rippy Road Water Line Improvements	400,000
FM 407 from FM 2499 to Country Meadows Addition	438,039
Morriss Waterline Project PH II	2,317,153
Subtotal	\$4,062,284
FACILITIES	
Town Hall	\$11,267,118
Senior Citizen Activity Center	4,886,092
Library renovation/expansion	12,027,609
Subtotal	\$28,180,819
PARKS	
Peter's Colony Memorial Park	\$2,955,000
Chinn Chapel Park	\$628,126
Pink Evening Primrose Trail Connection (Bridge & Trail)	\$915,000
Subtotal	\$4,498,126
Improvements in Forum (Riverwalk) Area	
Improvements	\$730,000
Parking Structure	1,000,000
Subtotal	\$1,730,000
Other Projects	
Other Projects	\$464,566
Town Center Master Plan	50,685
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	180,000
Subtotal	\$695,251
TOTAL	\$64,370,052

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

As of September 30, 2024

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 (Rippy to Chinn Chapel)	4,885,748	4,885,748	0
Rippy Road (FM 2499 to Waketon)	8,500,000	5,851,490	2,648,510
Churchill (East end to Yucca)	400,000	400,000	0
FM 1171 at FM 2499 Westbound Right Turn Lane	1,048,000	254,811	793,189
FM 1171 at FM 2499 Eastbound Right Turn Lane	432,752	432,752	0
FM 2499 at Waketon Intersection	1,900,000	1,507,410	392,590
Karnes Rd	830,000	561,361	268,639
East Waketon Rd Drainage Improvements	1,900,000	311,961	1,588,039
Subtotal	\$24,910,572	\$19,219,605	\$5,690,967
SIGNALS			
Adaptive Traffic Signal Upgrade	\$178,000	\$122,222	\$55,778
College Parkway at FM 2499	\$115,000	\$115,000	\$0
Subtotal	\$293,000	\$237,222	\$55,778
WATER			
FM 2499 west side from FM 1171 to Dixon	\$907,092	\$907,092	\$0
Rippy Road Water Line Improvements	400,000	400,000	0
FM 407 from FM 2499 to Country Meadows Addition	438,039	438,039	0
Morriss Waterline Project Ph II	2,317,153	2,317,153	0
Subtotal	\$4,062,284	\$4,062,284	\$0
FACILITIES			
Town Hall	\$11,267,118	\$8,787,268	\$2,479,850
Senior Citizen Activity Center	4,886,092	4,886,092	0
Library Renovation/Expansion	12,027,609	9,227,009	2,800,600
Subtotal	\$28,180,819	\$22,911,169	\$5,269,650
PARKS			
Peter's Colony Memorial Park	\$2,955,000	\$379,103	\$2,575,897
Chinn Chapel Park	628,126	628,126	0
Pink Evening Primrose Trail Connection (Bridge & Trail)	915,000	630,413	284,587
Subtotal	\$4,498,126	\$1,637,642	\$2,860,484
Improvements in Forum (Riverwalk) area			
Parking Structure	\$730,000	\$0	\$730,000
Subtotal	\$1,730,000	\$1,000,000	\$730,000
Other Projects			
Town Center Master Plan	\$464,566	\$0	\$464,566
Retail Developments Shared Drive (FM 407 & Chinn Chapel)	50,685	50,685	0
Subtotal	\$180,000	\$180,000	\$0
Subtotal	\$695,251	\$230,685	\$464,566

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

As of September 30, 2024

	TOTAL	\$64,370,052	\$49,298,607	\$15,071,445
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Highlighted values indicate changes from 2023

TIRZ FUND

Beginning Balance:	
<i>October 1, 2023</i>	\$20,636,815
Revenues:	
Property Tax	\$8,619,948
PID Closeout	\$591,725
Interest	<u>\$1,170,112</u>
TOTAL REVENUES	\$10,381,785
Expenditures:	
Construction/Improvements	\$3,992,195
Debt Service	<u>\$2,638,750</u>
TOTAL EXPENDITURES	\$6,630,945
Ending Balance:	
<i>September 30, 2024 (unaudited)</i>	\$24,387,655

Town of Flower Mound, Texas

Tax Increment Reinvestment Zone #1

As of September 30, 2024

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:

\$10,381,785 Total Revenue

2. Amount and purpose of expenditures from the fund:

\$6,630,945 Total Expenditures

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

\$2,638,750 Total Principal and Interest

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

2017COTIRZ:	Fiscal Year	Principal	Interest	Total
	2025	1,145,000	94,850	1,239,850
	2026	<u>1,190,000</u>	<u>49,050</u>	<u>1,239,050</u>
		<u>\$ 2,335,000</u>	<u>\$ 143,900</u>	<u>\$ 2,478,900</u>

2018COTIRZ:	Fiscal Year	Principal	Interest	Total
	2025	1,305,000	94,400	1,399,400
	2026	<u>1,345,000</u>	<u>55,250</u>	<u>1,400,250</u>
		<u>\$ 2,650,000</u>	<u>\$ 149,650</u>	<u>\$ 2,799,650</u>

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

Taxing Jurisdiction	Net Taxable Fiscal Year Value 2023 - 2024	Base Year* Value Jan 1, 2005	Captured App. Value Fiscal Year 2023 - 2024
Town of Flower Mound	\$1,852,127,811	\$228,290,889	\$1,623,836,922
Denton County	\$1,766,989,920	\$229,382,705	\$1,537,607,215

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 2023-2024:

Taxing Jurisdiction	Participation Per \$100/Value	Amount of 2023-2024 Increment
Town of Flower Mound (100%)	\$0.387300	\$6,289,120
Denton County (80%)	\$0.151588	\$2,330,828
Total	\$0.538888	\$8,619,948

- B. Amount of tax increment received in 2024 from the municipality and the other taxing jurisdictions based on 2023 valuations: \$8,619,948

- C. Other information: None

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