

City Council Agenda

SAGINAW CITY COUNCIL NOTICE OF MEETING AND WORKSHOP

Meeting, Workshop, and/or Executive Session Agenda

6:00 PM - Tuesday, June 4, 2019

Saginaw City Hall Council Chambers

333 West McLeroy Blvd.

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at Saginaw City Hall, and distributed to the appropriate news media within the required time frame. All meetings of the Saginaw City Council are open to the public. Public participation and written comments are invited on all open session business items.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside to respond to a page or to conduct a phone conversation.

The City Hall is wheelchair accessible and special parking is available on the east side of the building. If special accommodations are required please contact the City Secretary a minimum of 72 hours in advance at 817-232-4640.

(1) Call to Order--Todd Flippo, Mayor

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

"Honor the Texas Flag; I pledge allegiance to thee, Texas, one State under God, one and indivisible"

(2) Invocation--Reverend Valendy, Saginaw United Methodist Church

(3) Audience Participation--On the Video Screen

(4) Consent Agenda

(a) Action regarding Approval of Minutes, May 21, 2019--Janice England, City Secretary

(b) Action regarding moving City Council Meeting Scheduled for July 16, 2019 to July 23, 2019--Gabe Reaume, City Manager

(5) Recognition of Members of the Mayor's Youth Advisory Council--Todd Flippo, Mayor

(6) Consideration and Action regarding Recommendation from Advisory

Recreation and Parks Board regarding a 4th of July Parade and Fireworks Activities on Saturday, July 6, 2019--Rick Trice, P.E., Director of Public Works

(7) Recess into Workshop--Todd Flippo, Mayor

(8) FY19/20 Budget Workshop: Drainage Utility Fund, Donations Fund, & General Escrow Fund--Kim Quin, Finance Director

(9) TIRZ Feasibility Report--David Pettit

(10) Reconvene Back into Regular Session--Todd Flippo, Mayor

(11) Executive Session

551.071. Texas Government Code.

Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

(a) Any Posted Item

(12) Adjournment--Todd Flippo, Mayor



City of Saginaw

Meeting Date: 6/4/2019

Staff Contact: Janice England
City Secretary

Agenda Items: (4)(a)

E-mail: jengland@saginawtx.org

Phone: 817-230-0327

SUBJECT:

Action regarding Approval of Minutes, May 21, 2019

BACKGROUND/DISCUSSION:

The minutes of the May 21st City Council Meeting are being presented for approval.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.

ATTACHMENTS:

Description

Minutes 5-21-19

**CITY OF SAGINAW
MINUTES OF CITY COUNCIL MEETING
AND WORKSHOP
HELD AT THE SAGINAW CITY HALL
333 WEST MCLEROY BLVD.
MAY 21, 2019**

Present at the meeting:

Mayor	Todd Flippo
Mayor Pro-Tem	David Flory
Councilmember	Patrick Farr
Councilmember	Valerie Tankersley
Councilmember	Charles Tucker
Councilmember	Cindy Bighorse
Councilmember	Mary Copeland
City Engineer	Misty Christian, P.E.
City Manager	Gabe Reaume
Asst. City Manager	Dolph Johnson
Finance Director	Kim Quin
City Secretary	Janice England
Police Chief	Lee Howell
Asst. Police Chief	Russell Ragsdale
Fire Chief	Doug Spears
Director of Public Works	Rick Trice, P.E.
Director of Community Svcs.	Keith Rinehart
Human Resource Director	Melanie McManus
Library Director	Ellen Ritchie
Police Officer	Randall Spears

Absent from the meeting:

City Attorney	Bryn Meredith
Director of Economic Dev.	Alora Wachholz

Visitors at the meeting:

Kandra Torrence	Glen Reeves
Tom Savage	Paje Savage
Mary Rather	Jenifer Blick
Michael Orr	Mary Ragle
Kim Cummings	Anthony Clark
Linda Burbank	Ray Burbank
Khine Yin Htun	Lewis McLain
Vickie Weldon	

(1) Call to Order

Mayor Flippo called the meeting to order at 6:00 p.m. with a quorum present

Pledge of Allegiance to the United States

Pledge of Allegiance to the State of Texas

(2) Invocation

Pastor Michael Orr of the Saginaw Church of Christ gave the invocation.

(3) Audience Participation

This item was covered on the video screen.

(4) Consent Agenda

a. Action regarding Approval of Minutes, May 7, 2019

b. Action regarding Approval of Minutes, May 14, 2019

c. Action regarding Ad Valorem Tax Collection Contract with Tarrant County for Tax Year 2019

Summary: The City has contracted with Tarrant County for the collection of ad valorem taxes for many years. The use of Tarrant County for city, school, county, and special districts tax collection provides an economy of scale and ultimate savings to our customers. The proposed contract is for the tax year 2019, which is our 2019-2020 fiscal year. The collection rate in the proposed contract is \$.98 per account (the same amount charged per account for the last two years). State law requires the county to charge taxing entities the actual cost for tax collection. Tarrant County handles all services related to billing and collecting our taxes. The total estimated cost is \$10,330.18.

d. Action regarding Authorization of an Individual Project Order (IPO) with Kimley-Horn & Associates, Inc. for the E. Cement Creek Drainage Project

Summary: The 2018-2019 budget included funds for the E. Cement Creek Drainage Project. The recommended IPO will provide for plans and specifications for approximately 1,300 linear feet of drainage channel from McLeroy Blvd. to Opal Street. A proposed culvert crossing at McLeroy Blvd. is also included. The project's construction is expected to be phased over two years beginning in fiscal year 2019-2020. Only bidding and construction phase services for the first phase are included in the recommended IPO. The total lump sum fee is \$329,100. Funds in the amount of \$425,000 are budgeted for the design of the E. Cement Creek Drainage (Drainage Fund, Account 14-7000-00, Capital Outlay/Special Request.

Motion was made by Councilmember Farr with a second by Councilmember Tankersley to approve the minutes as presented. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

(5) CC-0518-11
Presentation of Awards– 2019 Images of Saginaw Photo Contest

Director of Community Services Rinehart explained the criteria and categories for the “2019 Images of Saginaw Photo Contest”. He announced the winners of the “2019 Images of Saginaw Photo Contest”. They are as follows.

The Spirit of Saginaw: “Rings of Honor” by Mary Rather
Saginaw Scenes: “Spring Saginaw Morning” by Anthony Clark
Saginaw Animals: “Yellow Jacket on Mexican Hat” by Tom Savage
Saginaw People: “Saginaw City Boys” by Anthony Clark
Best of Show: “Saginaw Spring Morning” by Anthony Clark

Mayor Flipppo presented plaques to the winners.

(6) Proclamation—Lifeguard Your Child Month

Mayor Flipppo read a proclamation declaring the month of June to be “Lifeguard Your Child Month” in the City of Saginaw. Kandra Torrence of Safe Kids-North Texas addressed the Council. She explained that drownings are the leading cause of deaths for children under the age of four, and the second leading cause of death for children between the ages of five and fourteen. She expressed her appreciation to the Council for bringing awareness to the preventable drownings. Mayor Flipppo presented the proclamation to Kandra Torrence and Jennifer Blick (Off the Deep End Aquatics).

Prior to Item No. 7, Councilmember Copeland gave a brief update on the “Scott Walk” to increase awareness of brain cancer held on May 19th. She stated that Ms. Nix-Paris reported that there were seventy walkers that participated in the event along with seven dogs. She added that Ms. Nix-Paris wanted to express her appreciation to those that participated and to the City Council for helping to increase awareness in Saginaw.

(7) Oath of Office for Mayor and Councilmember Place 5

City Secretary England administered the oath of office for Councilmember Place 5, Cindy Bighorse.

(8) Recess into Workshop

Mayor Flipppo declared the meeting recessed into workshop at 6:20 p.m.

(9) Young Southeast Asian Leaders Initiative (YSEALI) Report

Ms. Khine Yin Htun gave a report on her involvement with the Young Southeast Asian Leaders Initiative. She has been visiting the City of Saginaw since late April. She gave a brief power point presentation on her home country which is Yangon, Myanmar. She added that she has enjoyed being in Saginaw.

(10) Multi Year Financial Plan Update

Mr. Lewis McLain addressed the Council. He presented an interim multi year financial plan focusing on the tax rate and bond capacity. There was discussion regarding the possibility of legislation being passed by the State Legislature that will have implications regarding the tax rate.

(11) Reconvene into Regular Session

Mayor Flippo declared the meeting back in regular session at 7:33 p.m.

(12) Executive Session

1 § 551.071. Texas Government Code. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- a. Any Posted Item

(13) Adjournment

Motion was made by Councilmember Tankersley with a second by Councilmember Farr to adjourn the meeting. Motion carried unanimously. 7-0-0-0

For: Mayor Flippo, Mayor Pro-Tem Flory, Councilmembers Farr, Tankersley, Tucker, Bighorse, and Copeland

Against: None

Abstain: None

Absent: None

Mayor Flippo declared the City Council Meeting of May 21, 2019 adjourned at 7:33 p.m.

ATTEST:

APPROVED:

City Secretary Janice England

Mayor Todd Flippo



City of Saginaw

Meeting Date: 6/4/2019

Staff Contact: Gabe Reamue
City Manager

Agenda Items: (4)(b)

E-mail: greame@saginawtx.org

Phone: 817-230-0324

SUBJECT:

Action regarding moving City Council Meeting Scheduled for July 16, 2019 to July 23, 2019

BACKGROUND/DISCUSSION:

Moving the July 16, 2019 City Council Meeting to July 23, 2019 will allow the staff to have more accurate budget numbers for discussion during the budget workshop item at the July 23rd meeting.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval.



City of Saginaw

Meeting Date: 6/4/2019

Staff Contact: Rick Trice, P.E.
Director Public Works

Agenda Items: (6)

E-mail: rtrice@saginawtx.org

Phone: (817) 230-0449

SUBJECT:

Consideration and Action Regarding recommendation from Advisory Recreation and Parks Board regarding a 4th of July Parade and Fireworks Activities on Saturday July 6, 2019

BACKGROUND/DISCUSSION:

On April 2, 2019, City Council authorized \$10,000 for a fireworks display to be held on Saturday, July, 6, 2019 at Saginaw High School.

On May 20, 2019 the Advisory Recreation and Parks Board made a recommendation to add a morning parade event and additional activities in conjunction with the fireworks display.

The recommendation by the Board included the following schedule and activities:

Parade

- Parade route will be from Willow Creek Elementary to the Development Center
- Lineup will begin at 8:45 a.m. and parade start will be at 10:00 am
- No fee for parade entries
- Maximum of 25 vehicles
- Rainout to be rescheduled for July 13, 2019

Fireworks Activities

- Parking lots open 6:30 p.m., Event start 7:00
- Event to include Food Trucks, DJ for music
- Fireworks to begin around dusk

In addition to the events, the Board is recommendation includes the provision of 6 portable toilets, 2 hand sanitation stations, trash bins (to be provided by Tarrant County Precinct 4) and Saginaw Police presence and

patrol during the event.

The proposed budget for the parade and activities is a not to exceed amount of \$2,500.00.

FINANCIAL IMPACT:

The Financial Impact is a not to exceed amount of \$2,500.00. Funds are available in the Parks Donation Fund.

RECOMMENDATION:

It is recommended that an amount of up to \$2,500 be authorized for a 4th of July Parade and Fireworks Activities to be held at Saginaw High School on July 6, 2019.

ATTACHMENTS:

Description

Budget Information

PARK AND RECREATION DONATION FUND TRIAL BALANCE 10/1/17-4/30/19

Beginning Balance 10/1/2017	Contributions	Expenditures	\$51,943.67	Expenditure Explanation
October 17	\$3,039.98	\$0.00	\$54,983.65	
November 17	\$2,859.58		\$57,843.23	
December 17	\$2,812.80		\$60,656.03	
January 18	\$3,491.87	\$351.28	\$63,796.62	Public Works Employees Holiday Luncheon
February 18	\$2,643.48		\$66,440.10	
March 18	\$3,428.68		\$69,868.78	
April 18	\$3,235.50		\$73,104.28	
May 18	\$2,995.88		\$76,100.16	
June 18	\$2,629.38	\$11,425.00	\$67,304.54	Tennis Court Resurface
July 18	\$3,463.87		\$70,768.41	
August 18	\$2,891.39		\$73,659.80	
September 18	\$2,820.09		\$76,479.89	
Beginning Balance 10/1/2018			\$76,479.89	
October 18	\$5,172.84	\$12,844.63	\$68,808.10	1/2 Santa's Workshop Display
November 18	\$5,687.86		\$74,495.96	
December 18	\$6,261.01	\$200.00	\$80,556.97	Santa in the Park
January 19	\$5,971.42	\$443.83	\$86,084.56	Public Works Employees Holiday Luncheon
February 19	\$4,960.45		\$91,045.01	
March 19	\$7,162.40		\$98,207.41	
April 19	\$7,009.41	\$5,000.00	\$100,216.82	1/2 New Tree at Recreation Center
Pending Expenditure		\$10,000.00	\$90,216.82	4th of July Fireworks Display



City of Saginaw

Meeting Date: 6/4/2019

Staff Contact: Kim Quin, Finance Director

Agenda Items: (8)

E-mail: kquin@saginawtx.org

Phone: 817-230-0332

SUBJECT:

FY19/20 Budget Workshop:
Drainage Utility Fund
Donations Fund
General Escrow Fund

BACKGROUND/DISCUSSION:

The FY 19/20 budget preparation process has begun. Presentations will be made to the City Council throughout the summer to review and discuss budget items.

FINANCIAL IMPACT:

The items discussed may impact the FY19/20 Proposed Budget and multi-year financial plan.

RECOMMENDATION:

This is a workshop to discuss FY19/20 budget items. No action will be taken.

ATTACHMENTS:

Description
presentation slides



Drainage Utility Fund

Monthly Drainage Utility Fee

2 Drainage Maintenance Workers

½ Environmental Specialist

½ Environmental Assistant

Boom arm mower with tractor,
service truck, storm water meter

Construction Phase 2 East
Cement Creek drainage project

	FY18/19 Adopted	FY 18/19 Estimated	FY 19/20 Planning
Beginning Fund Balance	\$ 2,217,041	\$ 2,217,041	\$ 1,923,856
Revenues	\$ 806,400	\$ 844,680	\$ 849,000
Transfer to General Fund	122,960	122,960	124,680
Transfer to Enterprise Fund	73,955	73,955	82,000
Operating	83,700	83,700	58,700
Capital Outlay	25,500	25,500	163,000
Capital Projects	425,000	831,750	1,240,000
Total Expenditures	\$ 731,115	\$ 1,137,865	\$ 1,668,380
Ending Fund Balance	<u>\$ 2,292,326</u>	<u>\$ 1,923,856</u>	<u>\$ 1,104,476</u>
Inc/(Dec) in Fund Balance	\$ 75,285	\$ (293,185)	\$ (819,380)



Donations Fund

Revenues

Voluntary donations through utility bill

- \$1 Beautification/\$1 Parks/\$1 Library

Expenditures

- vaccination program and animal care
- Summer interns at the Library
- Library – software licenses, books and subscription fees, special program supplies, and presenter fees
- Beautification – mowing Saginaw Blvd and Blue Mound Rd, annual painting of 10 light poles, seasonal landscaping, and holiday decorations
- Beautification - \$25,000 public art
- Senior Center supplies
- Fire Summer Camp and Easter Egg Hunt

	FY 18/19 Adopted	FY 18/19 Estimated	FY 19/20 Planning
Beginning Fund Balance	\$ 324,644	\$ 324,644	\$ 366,109
Revenues	\$ 232,000	\$ 261,965	\$ 261,840
Animal Services	\$ 2,000	\$ 4,740	\$ 6,500
Parks	-	11,000	-
Library	55,120	55,120	57,120
Beautification	116,000	122,000	71,000
Senior Center	2,500	5,715	6,500
Police	-	-	-
Fire	12,500	21,925	12,500
Total Expenditures	\$ 188,120	\$ 220,500	\$ 153,620
Ending Fund Balance	\$ 368,524	\$ 366,109	\$ 474,329
Inc/(Dec) in Fund Balance	\$ 43,880	\$ 41,465	\$ 108,220



General Escrow Fund

This fund accounts for special revenue collected for a specific purpose and allowable expenditures.

- Chamber support increased to \$10,000
- Train & Grain
- Replace 2 ticket writers
- Overtime pay for bailiff
- Insurance deductibles

	FY 18/19 Adopted	FY 18/19 Estimated	FY 19/20 Planning
Beginning Fund Balance	\$ 1,487,452	\$ 1,487,452	\$ 1,475,517
Revenues	\$ 120,915	\$ 232,787	\$ 208,760
Hotel/Motel Tax - Chamber	\$ 15,000	\$ 31,500	\$ 30,000
Court Technology	15,100	14,990	8,100
Court Security	5,000	5,000	5,000
Insurance Deductible	40,000	40,000	45,000
Train and Grain	-	16,000	16,000
Basswood Crossing agreement	-	57,750	-
Total Expenditures	\$ 75,100	\$ 165,240	\$ 104,100
Ending Fund Balance	\$ 1,533,267	\$ 1,554,999	\$ 1,580,177
Inc/(Dec) in Fund Balance	\$ 45,815	\$ 67,547	\$ 104,660



City of Saginaw

Meeting Date: 6/4/2019

Staff Contact: Alora M. Wachholz, CEcD
Director of Economic Development

Agenda Items: (9)

E-mail: AloraW@saginawtx.org

Phone: 817.230.0331

SUBJECT:

TIRZ Feasibility Report

BACKGROUND/DISCUSSION:

On April 2, 2019, Council authorized the Mayor to execute a contract with David Pettit Economic Development, LLC (DPED) to conduct a Tax Increment Reinvestment Zone (TIRZ) Feasibility Study within Saginaw. The purpose of the study is to determine if a TIRZ may be a good tool for the City to employ in order to capture and retain a portion of the property taxes within a specified area over and above a current baseline appraisal (the increment value), along with participating jurisdictional property tax revenues, to reinvest in public economic and infrastructure improvements within that zone. In this manner, the zone becomes a catalytic area for commercial growth, development, and redevelopment that otherwise would struggle to occur without additional public infrastructure improvements.

David Pettit and Natalie Moore, both with DPED, have worked with staff and taxing authority partners in conducting this feasibility analysis with a focus on three main tasks:

1. District Review
2. Data Collection and Analysis
3. Taxable Value Analysis

The resultant information of this study has been provided in a Saginaw TIRZ Feasibility Report, attached to this item, and will be presented for discussion and direction in this workshop by David Pettit and Natalie Moore. Staff seeks input from Council following the discussion on whether they would like to proceed with the creation of a Tax Increment Reinvestment Zone in Saginaw at this time.

FINANCIAL IMPACT:

n/a

RECOMMENDATION:

This item is for discussion purposes only. No action to be taken.

ATTACHMENTS:

Description

Saginaw TIRZ Feasibility Analysis

Saginaw TIRZ Feasibility Report Presentation

Tax Increment Reinvestment Zone #1

City of Saginaw, Texas

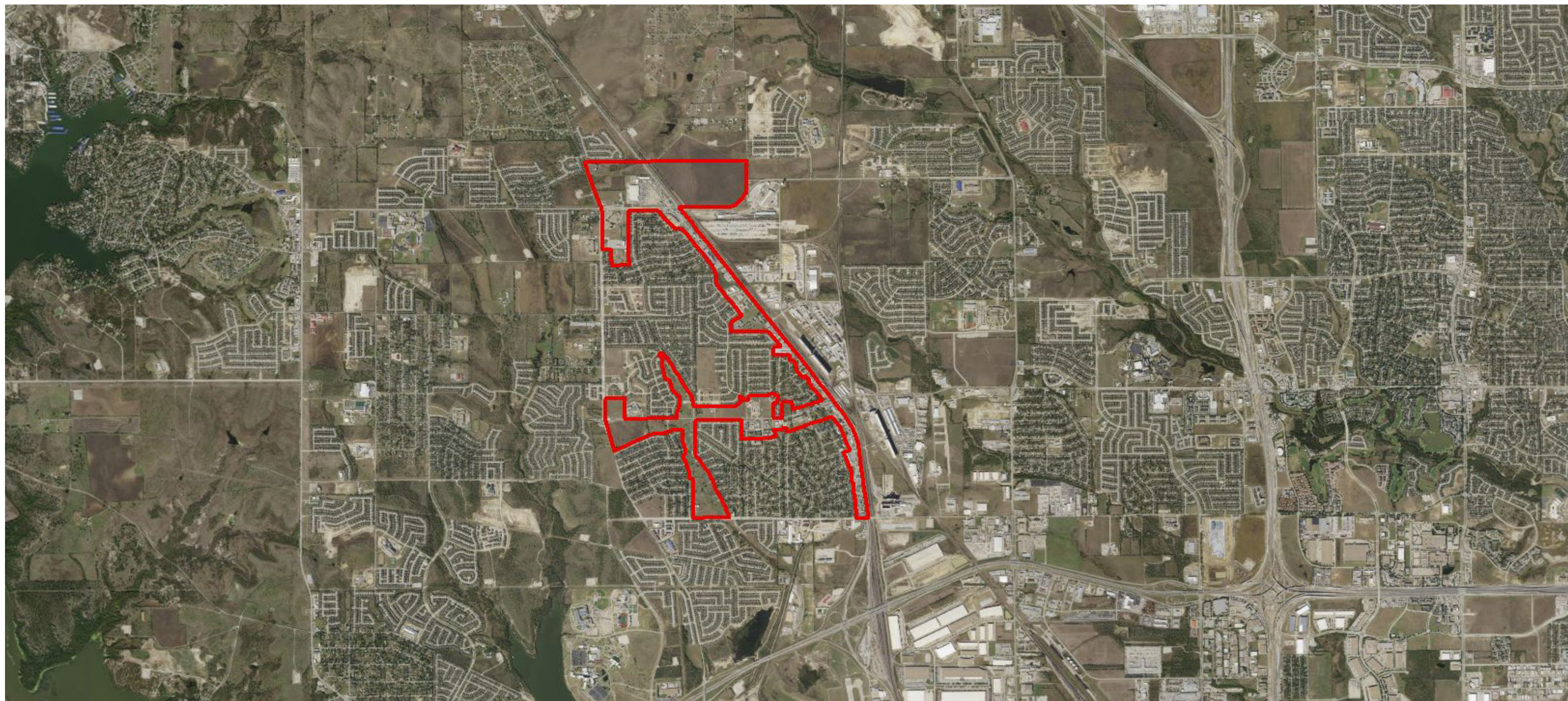


Table of Contents

Overview.....

1

Proposed Development.....

2

Project Costs.....

4

Financial Feasibility Analysis

10

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.



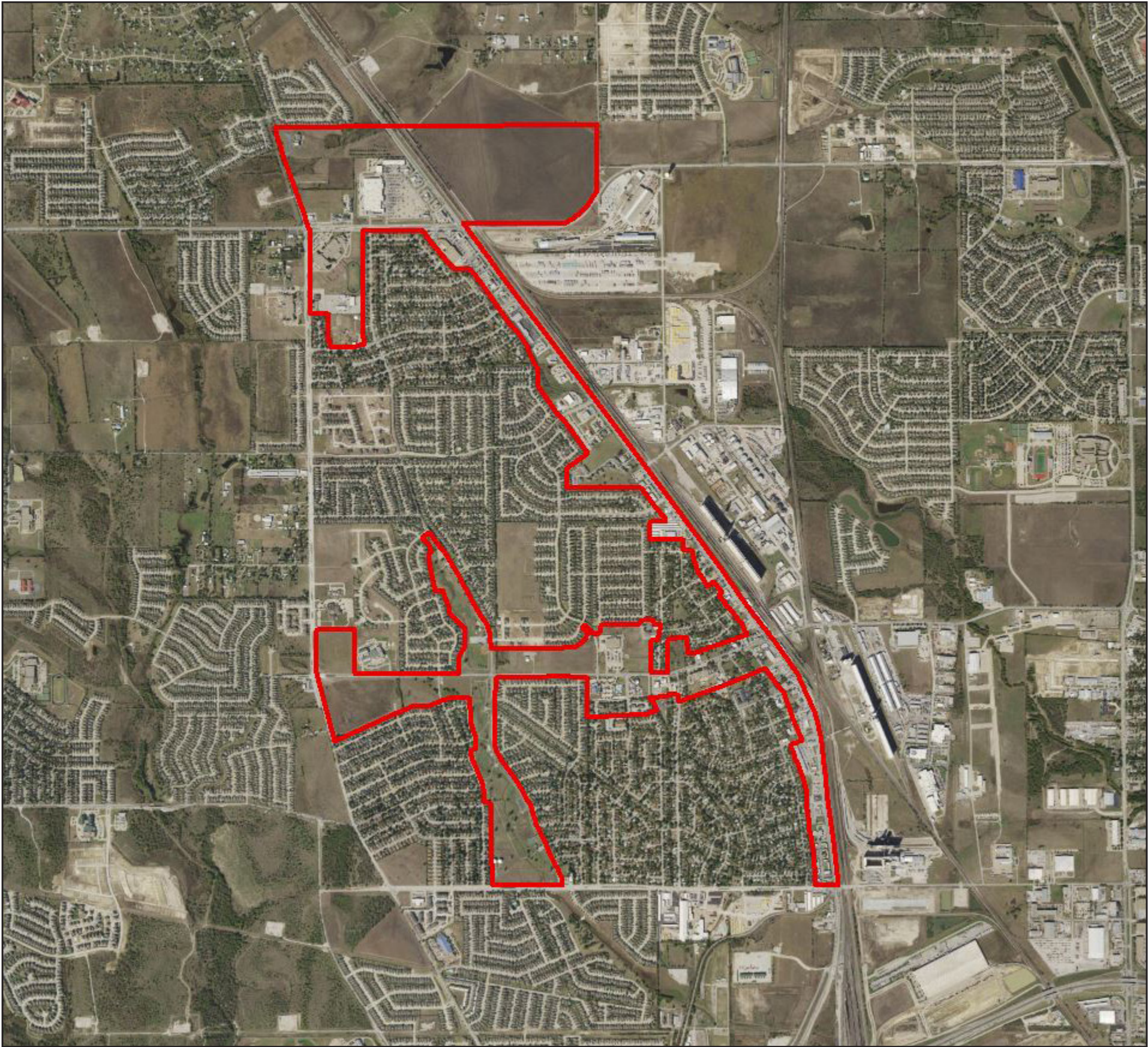
A city of approximately 22,000 people, Saginaw, Texas is located in the Dallas/Fort Worth metropolitan area. Saginaw is located in Tarrant County, and offers easy access to downtown Fort Worth and DFW airport. At 7.5 square miles, Saginaw offers a balance of urban amenities and a small-town quality of life.

Saginaw is a place where community and businesses partner to create quality for a lifetime. Families and businesses alike choose the city for their home.

Saginaw is located in the Eagle Mountain-Saginaw Independent School District. Saginaw High School is a 5-A high school that opened in 2005 as the second high school serving EMS-ISD. The district’s standardized test scores are higher than state and national averages.

The City of Saginaw is committed to the attraction and retention of high-quality development which meets the needs and desires of its residents and helps grow and diversify the local tax base. Major employers and local industry includes a wide variety of small and national buisnesses, including Wal-Mart, Bana Box, Miller Milling Company, Wholly Guacamole, CTI Foods, Gavilon, Ardent Mills and many more.

After working hours, residents can retreat to any of the city’s 7 parks, some of which include playground equipment for the physically challenged. Recreational opportunities include a recreation center, the aquatic center, tennis courts, volleyball and basketball courts, jogging trails, picnic areas, and a community center. The public library and the growing senior citizen center offer a wealth of information, fun and educational activities.



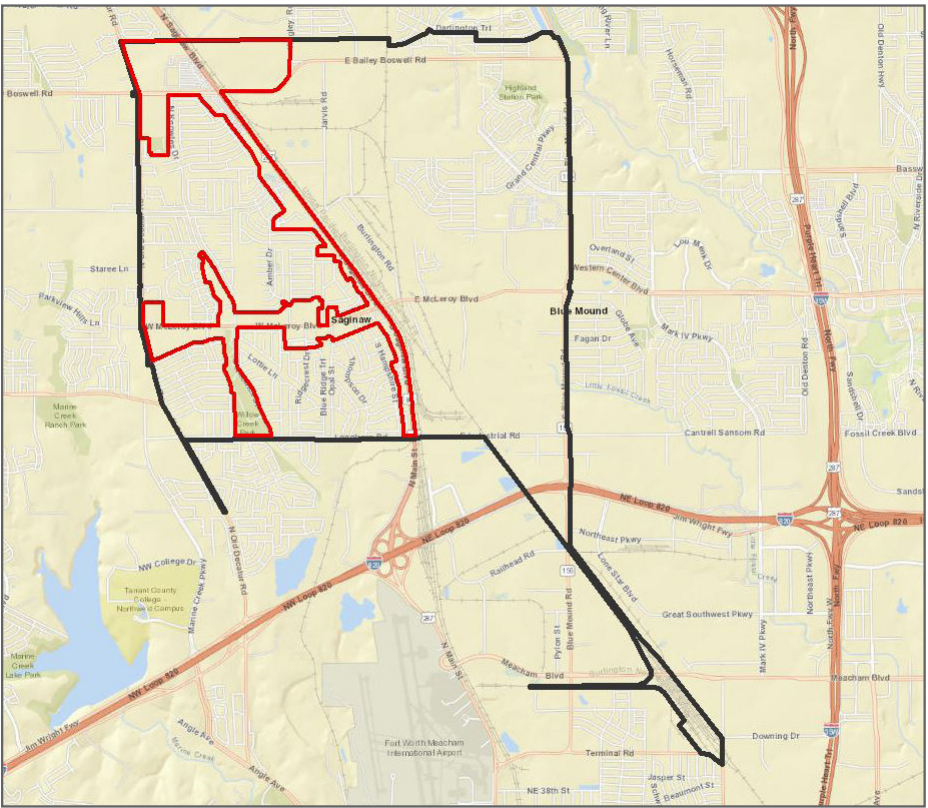
Tax Increment Reinvestment Zone #1, City of Saginaw

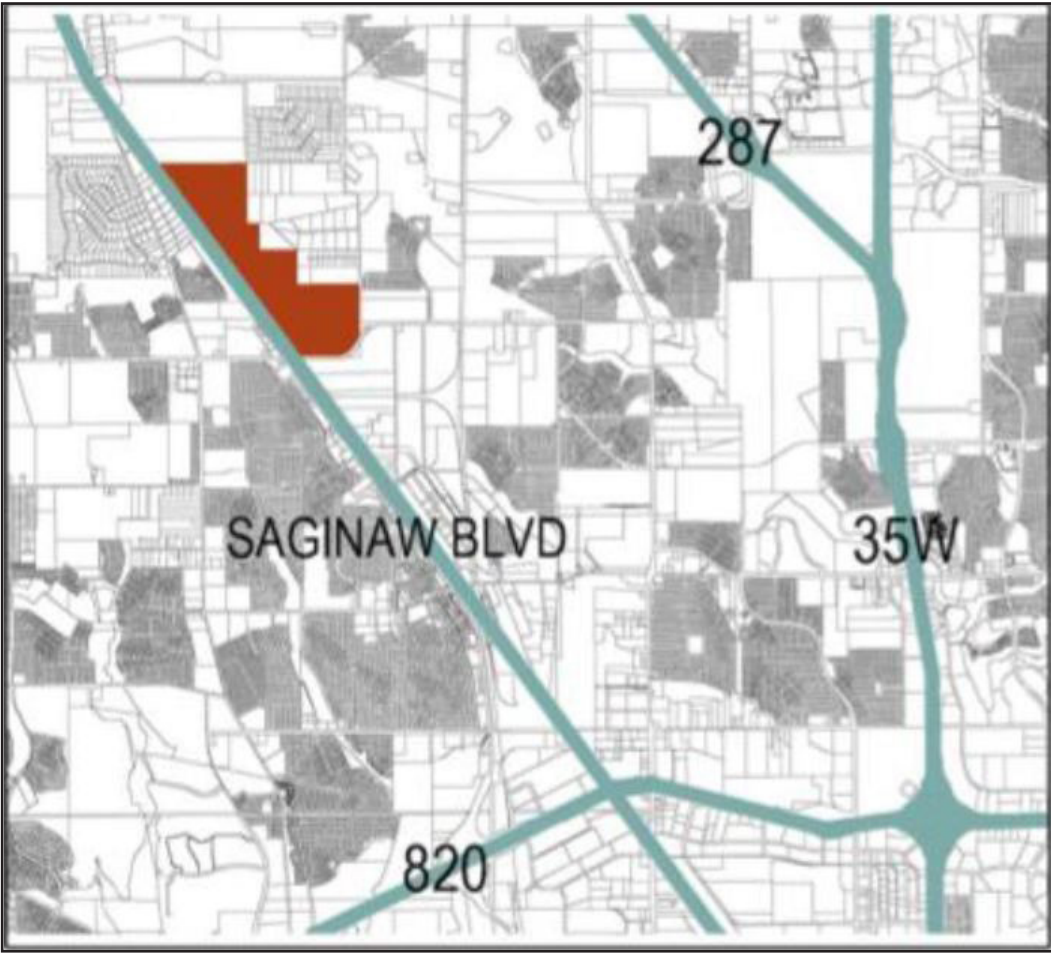
The goal of Tax Increment Reinvestment Zone #1 (TIRZ #1) would be to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions. TIRZ #1 would promote the creation of development consisting of a mix of uses.

Based on our analysis, the proposed TIRZ could fund \$57,050,521 in public improvements related to streets, water and sewer improvements, parks and open spaces, parking improvements, public facilities and economic development grants. The TIRZ would fund these improvements in part through the contribution of the City’s real property tax increment and potentially the contribution of the County’s real property tax increment within the Zone.

Boundary Description

The proposed TIRZ #1 is located fully within the city limits of the City of Saginaw, encompassing approximately 610 acres. The proposed TIRZ is contiguous, and is generally bound by the northern City limit to the north, North Saginaw Boulevard to the east, and Longhorn Road to the south.





Proposed within the TIRZ #1 boundaries are two large mixed use developments detailed below.

On approximately 116 acres within the Saginaw city limits, the Cranz Farm development includes a village commercial and activity center proposed along Bailey Boswell Road. This area is designed to include retail, institutional and high density residential uses. The focus of the activity area is a public plaza that can be used for civic events and an area for the community to gather.

On approximately 27.25 acres located along Old Decatur Road, a mixed use development is proposed that includes restaurant, commercial, and multifamily uses.

There are no concrete proposed development plans available at this time for the balance of property within the zone. However, it is anticipated that there will be both new development and redevelopment within the zone, built out in commercial uses in line with the future land use plan.

Proposed Development

Anticipated Development

Based on the proposed development detailed on the previous page, DPED projected that within TIRZ #1 there will be a mix of uses constructed over the next several years and financed in part by incremental real property tax generated within the TIRZ.

The table below provides an overview of the potential development that we believe will occur during the life of the TIRZ along with estimated dates of when the incremental revenue will flow into the TIRZ fund.

Taxable Value Assumptions

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Restaurant	4,857	2021	2023	\$200	\$971,400	\$300	\$1,457,100
Restaurant	6,349	2021	2023	\$200	\$1,269,800	\$300	\$1,904,700
Restaurant	3,200	2021	2023	\$200	\$640,000	\$300	\$960,000
Restaurant	6,055	2021	2023	\$200	\$1,211,000	\$300	\$1,816,500
Restaurant	6,088	2021	2023	\$200	\$1,217,600	\$300	\$1,826,400
Restaurant	4,864	2021	2023	\$200	\$972,800	\$300	\$1,459,200
Multifamily	220	2023	2025	\$150,000	\$33,000,000	N/A	N/A
Commercial	3,500	2023	2025	\$150	\$525,000	N/A	N/A
Commercial	3,500	2023	2025	\$150	\$525,000	N/A	N/A
Commercial	10,000	2023	2025	\$150	\$1,500,000	N/A	N/A
Multifamily - Medium Density	1,008	2025	2029	\$175,000	\$176,400,000	N/A	N/A
Multifamily - High Density	600	2027	2029	\$150,000	\$90,000,000	N/A	N/A
Commercial	114,998	2025	2027	\$150	\$17,249,760	N/A	N/A
Total					\$325,482,360		\$9,423,900

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #1 that could be financed by in part by incremental real property tax generated within the TIRZ.

The categories listed in the table above outline public improvements related to water, sanitary sewer, and storm water facilities, parking improvements, street and intersection improvements, open space, park and recreation facilities and improvements, public facilities, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.

It is anticipated that the individual TIRZ project cost allocations will be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration.

Proposed Project Costs		
Water, Sanitary Sewer, & Storm Water Facilities & Improvements	\$ 8,557,578	15.0%
Parking Improvements	\$ 8,557,578	15.0%
Street and Intersection Improvements	\$ 8,557,578	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,557,578	15.0%
Public Facilities	\$ 10,269,094	18.0%
Economic Development Grants	\$ 11,410,104	20.0%
Administrative Costs	\$ 1,141,010	2.0%
	\$ 57,050,521	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

- (1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:
- (A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;
 - (B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;
 - (C) real property assembly costs;
 - (D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;
 - (E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;
 - (F) relocation costs;
 - (G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;
 - (H) interest before and during construction and for one year after completion of construction, whether or not capitalized;
 - (I) the cost of operating the reinvestment zone and project facilities;
 - (J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;
 - (K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and
 - (L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Saginaw would contribute 75% of its real property increment. It is also anticipated that Tarrant County and Tarrant County College would each contribute 50% of its real property tax increment, subject to separate interlocal agreements with the City of Saginaw.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the table below.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing and debt service.

Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and could provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

Real Property Tax		Participation	
City of Saginaw	0.47180000	75%	0.3538500
Tarrant County	0.23400000	50%	0.1170000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	50%	0.0680350
ISD	1.54000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.60629900			0.5388850

Personal Property Tax		Participation	
City of Saginaw	0.47180000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	0%	0.0000000
ISD	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
2.37629900			0.0000000

City Sales Tax Rate	0.0200000	0.00%	0.0000000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

City HOT	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000

COMMERCIAL : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
City of Saginaw	0.47180000	75.00%	0.3538500
Tarrant County	0.23400000	50%	0.1170000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	50%	0.0680350
ISD	1.54000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.60629900		0.5388850

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Saginaw	0.47180000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	0%	0.0000000
ISD	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.37629900		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

Commercial		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Restaurant	2021	4,857	\$ 200.00	\$ 971,400	\$ 20.00	\$ 97,140	\$ 300.00	\$ 1,457,100
	Restaurant	2021	6,349	\$ 200.00	\$ 1,269,800	\$ 20.00	\$ 126,980	\$ 300.00	\$ 1,904,700
	Restaurant	2021	3,200	\$ 200.00	\$ 640,000	\$ 20.00	\$ 64,000	\$ 300.00	\$ 960,000
	Restaurant	2021	6,055	\$ 200.00	\$ 1,211,000	\$ 20.00	\$ 121,100	\$ 300.00	\$ 1,816,500
	Restaurant	2021	6,088	\$ 200.00	\$ 1,217,600	\$ 20.00	\$ 121,760	\$ 300.00	\$ 1,826,400
	Restaurant	2021	4,864	\$ 200.00	\$ 972,800	\$ 20.00	\$ 97,280	\$ 300.00	\$ 1,459,200
	Commercial	2023	3,500	\$ 150.00	\$ 525,000	\$ 5.00	\$ 17,500	N/A	N/A
	Commercial	2023	3,500	\$ 150.00	\$ 525,000	\$ 5.00	\$ 17,500	N/A	N/A
	Commercial	2023	10,000	\$ 150.00	\$ 1,500,000	\$ 5.00	\$ 50,000	N/A	N/A
	Commercial	2025	114,998	\$ 150.00	\$ 17,249,760	\$ 5.00	\$ 574,992	N/A	N/A
TOTAL			163,411		26,082,360		1,288,252		9,423,900

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	26.0%	\$ 11,312,070	=	\$ 3,846,010	+	\$ 568,835	+	\$ 6,897,225
Tarrant County	5.0%	\$ 2,189,644	=	\$ 1,907,517	+	\$ 282,127	+	\$ -
JPS Health Network	4.8%	\$ 2,100,083	=	\$ 1,829,496	+	\$ 270,587	+	\$ -
TCCD	2.9%	\$ 1,273,268	=	\$ 1,109,213	+	\$ 164,056	+	\$ -
ISD	32.4%	\$ 14,133,170	=	\$ 12,553,742	+	\$ 1,579,428	+	\$ -
Other	28.8%	\$ 12,553,742	=	\$ 12,553,742	+	\$ -	+	\$ -
	100.0%	\$ 43,561,978		\$ 33,799,720		\$ 2,865,033		\$ 6,897,225
		100.0%		77.6%		6.6%		15.8%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	65.7%	\$ 2,884,508	=	\$ 2,884,508	+	\$ -	+	\$ -
Tarrant County	21.7%	\$ 953,758	=	\$ 953,758	+	\$ -	+	\$ -
JPS Health Network	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TCCD	12.6%	\$ 554,606	=	\$ 554,606	+	\$ -	+	\$ -
ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 4,392,872		\$ 4,392,872		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	21.5%	\$ 8,427,563	=	\$ 961,503	+	\$ 568,835	+	\$ 6,897,225
Tarrant County	3.2%	\$ 1,235,885	=	\$ 953,758	+	\$ 282,127	+	\$ -
JPS Health Network	5.4%	\$ 2,100,083	=	\$ 1,829,496	+	\$ 270,587	+	\$ -
TCCD	1.8%	\$ 718,662	=	\$ 554,606	+	\$ 164,056	+	\$ -
ISD	36.1%	\$ 14,133,170	=	\$ 12,553,742	+	\$ 1,579,428	+	\$ -
Other	32.1%	\$ 12,553,742	=	\$ 12,553,742	+	\$ -	+	\$ -
	100.0%	\$ 39,169,106		\$ 29,406,848		\$ 2,865,033		\$ 6,897,225
		100.0%		75.1%		7.3%		17.6%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
TOTAL TAX REVENUE																																		
REAL PROPERTY	% OCCUPIED Taxable Value	0% -	0% -	50.00% 3,141,300	75.00% 4,711,950	100% 7,557,600	100% 8,195,100	#VALUE! 17,457,480	#VALUE! 21,769,920	#VALUE! 26,082,360	#VALUE! 26,604,007	#VALUE! 27,136,087	#VALUE! 27,678,809	#VALUE! 28,232,385	#VALUE! 28,797,033	#VALUE! 29,372,974	#VALUE! 29,960,433	#VALUE! 30,559,642	#VALUE! 31,170,835	#VALUE! 31,794,251	#VALUE! 32,430,136	#VALUE! 33,078,739	#VALUE! 33,740,314	#VALUE! 34,415,120	#VALUE! 35,103,423	#VALUE! 35,805,491	#VALUE! 36,521,601	#VALUE! 37,252,033	#VALUE! 37,997,073	#VALUE! 38,757,015	#VALUE! 39,532,155	#VALUE! 40,322,798		
	PV																															GROSS		
	City of Saginaw	1,336,521	-	-	14,821	22,231	35,657	38,664	82,364	102,710	123,057	125,518	128,028	130,589	133,200	135,864	138,582	141,353	144,180	147,064	150,005	153,005	156,065	159,187	162,371	165,618	168,930	172,309	175,755	179,270	182,856	186,513	190,243	3,846,010
	Tarrant County	662,878	-	-	7,351	11,026	17,685	19,177	40,851	50,942	61,033	62,253	63,498	64,768	66,064	67,385	68,733	70,107	71,510	72,940	74,399	75,887	77,404	78,952	80,531	82,142	83,785	85,461	87,170	88,913	90,691	92,505	94,355	1,907,517
	JPS Health Network	635,765	-	-	7,050	10,575	16,961	18,392	39,180	48,858	58,536	59,707	60,901	62,119	63,362	64,629	65,921	67,240	68,585	69,956	71,356	72,783	74,238	75,723	77,238	78,782	80,358	81,965	83,604	85,276	86,982	88,722	90,496	1,829,496
	TCOD	385,461	-	-	4,274	6,412	10,284	11,151	23,754	29,522	35,490	36,200	36,924	37,663	38,416	39,184	39,968	40,767	41,583	42,414	43,262	44,128	45,010	45,910	46,829	47,765	48,721	49,696	50,689	51,703	52,737	53,791	54,867	1,109,213
	ISD	4,362,533	-	-	48,376	72,564	116,387	126,205	268,845	335,257	401,668	409,702	417,896	426,254	434,779	443,474	452,344	461,391	470,618	480,031	489,631	499,424	509,413	519,601	529,993	540,593	551,405	562,433	573,681	585,155	596,858	608,795	620,971	12,553,742
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	7,383,159	-	-	81,872	122,808	196,974	213,589	454,994	567,389	679,784	693,380	707,248	721,393	735,820	750,537	765,548	780,858	796,476	812,405	828,653	845,226	862,131	879,373	896,961	914,900	933,198	951,862	970,899	990,317	1,010,124	1,030,326	1,050,933	21,245,978
	PERSONAL PROPERTY	% OCCUPIED Taxable Value	0% -	0% -	50% 314,130	75% 471,195	100% 1,903,260	100% 2,540,760	100% 3,465,756	100% 3,609,504	100% 3,753,252	100% 3,828,317	100% 3,904,883	100% 3,982,981	100% 4,062,641	100% 4,143,893	100% 4,226,771	100% 4,311,307	100% 4,397,533	100% 4,485,484	100% 4,575,193	100% 4,666,697	100% 4,760,031	100% 4,855,232	100% 4,952,336	100% 5,051,383	100% 5,152,411	100% 5,255,459	100% 5,360,568	100% 5,467,779	100% 5,577,135	100% 5,688,678	100% 5,802,451	
PV																																GROSS		
City of Saginaw		202,814	-	-	1,482	2,223	8,980	11,987	16,351	17,030	17,708	18,062	18,423	18,792	19,168	19,551	19,942	20,341	20,748	21,163	21,586	22,017	22,458	22,907	23,365	23,832	24,309	24,795	25,291	25,797	26,313	26,839	27,376	568,835
Tarrant County		100,590	-	-	735	1,103	4,454	5,945	8,110	8,446	8,783	8,958	9,137	9,320	9,507	9,697	9,891	10,088	10,290	10,496	10,706	10,920	11,138	11,361	11,588	11,820	12,057	12,298	12,544	12,795	13,050	13,312	13,578	282,127
JPS Health Network		96,476	-	-	705	1,057	4,271	5,702	7,778	8,101	8,423	8,592	8,764	8,939	9,118	9,300	9,486	9,676	9,869	10,067	10,268	10,473	10,683	10,897	11,114	11,337	11,564	11,795	12,031	12,271	12,517	12,767	13,022	270,587
TCOD		58,493	-	-	427	641	2,590	3,457	4,716	4,911	5,107	5,209	5,313	5,420	5,528	5,639	5,751	5,866	5,984	6,103	6,225	6,350	6,477	6,607	6,739	6,873	7,011	7,294	7,440	7,589	7,741	7,895	164,056	
ISD		563,133	-	-	4,115	6,173	24,933	33,284	45,401	47,285	49,168	50,151	51,154	52,177	53,221	54,285	55,371	56,478	57,608	58,760	59,935	61,134	62,356	63,604	64,876	66,173	67,497	68,847	70,223	71,628	73,060	74,522	76,012	1,579,428
Other		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		1,021,506	-	-	7,465	11,197	45,227	60,376	82,357	85,773	89,188	90,972	92,792	94,648	96,540	98,471	100,441	102,450	104,499	106,589	108,720	110,895	113,113	115,375	117,682	120,036	122,437	124,885	127,383	129,931	132,529	135,180	137,884	2,865,033
SALES TAX		% OCCUPIED Taxable Value	0% -	0% -	50% 4,711,950	75% 7,067,925	100% 9,423,900	100% 9,612,378	100% 9,804,626	100% 10,000,718	100% 10,200,732	100% 10,404,747	100% 10,612,842	100% 10,825,099	100% 11,041,601	100% 11,262,433	100% 11,487,682	100% 11,717,435	100% 11,951,784	100% 12,190,820	100% 12,434,636	100% 12,683,329	100% 12,936,995	100% 13,195,735	100% 13,459,650	100% 13,728,843	100% 14,003,420	100% 14,283,488	100% 14,569,158	100% 14,860,541	100% 15,157,752	100% 15,460,907	100% 15,770,125	
	PV																															GROSS		
	Total	2,602,337	-	-	94,239	141,359	188,478	192,248	196,093	200,014	204,015	208,095	212,257	216,502	220,832	225,249	229,754	234,349	239,036	243,816	248,693	253,667	258,740	263,915	269,193	274,577	280,068	285,670	291,383	297,211	303,155	309,218	315,402	6,897,225
	SUMMARY																																	
PV																															GROSS			
City of Saginaw	4,141,672	-	-	110,542	165,813	233,114	242,899	294,808	319,754	344,779	351,675	358,708	365,882	373,200	380,664	388,277	396,043	403,964	412,043	420,284	428,689	437,263	446,008	454,929	464,027	473,308	482,774	492,429	502,278	512,324	522,570	533,021	11,312,070	
Tarrant County	763,469	-	-	8,086	12,129	22,138	25,122	48,960	59,388	69,815	71,212	72,636	74,089	75,570	77,082	78,623	80,196	81,800	83,436	85,105	86,807	88,543	90,314	92,120	93,962	95,841	97,758	99,713	101,708	103,742	105,817	107,933	2,189,644	
JPS Health Network	732,241	-	-	7,755	11,632	21,233	24,094	46,958	56,959	66,960	68,299	69,665	71,058	72,479	73,929	75,408	76,916	78,454	80,023	81,624	83,256	84,921	86,620	88,352	90,119	91,921	93,760	95,635	97,548	99,499	101,489	103,518	2,100,083	
TCOD	443,954	-	-	4,702	7,053	12,873	14,6,08																											

RESIDENTIAL : INPUT & OUTPUT

INPUT

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
City of Saginaw	0.47180000	75.00%	0.3538500
Tarrant County	0.23400000	50%	0.1170000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	50%	0.0680350
ISD	1.54000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.60629900		0.5388850

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Saginaw	0.47180000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	0%	0.0000000
ISD	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.37629900		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
----------------	-----------	-------	-----------

Residential	Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Multifamily	2023	220	\$ 150,000.00	\$ 33,000,000	\$ -	\$ -	\$ -	\$ -
Multifamily - Medium Density	2025	1,008	\$ 175,000.00	\$ 176,400,000	\$ -	\$ -	\$ -	\$ -
Multifamily - High Density	2027	600	\$ 150,000.00	\$ 90,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL		1,828		299,400,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	26.0%	\$ 11,312,070	=	\$ 3,846,010	+	\$ 568,835	+	\$ 6,897,225
Tarrant County	5.0%	\$ 2,189,644	=	\$ 1,907,517	+	\$ 282,127	+	\$ -
JPS Health Network	4.8%	\$ 2,100,083	=	\$ 1,829,496	+	\$ 270,587	+	\$ -
TCCD	2.9%	\$ 1,273,268	=	\$ 1,109,213	+	\$ 164,056	+	\$ -
ISD	32.4%	\$ 14,133,170	=	\$ 12,553,742	+	\$ 1,579,428	+	\$ -
Other	28.8%	\$ 12,553,742	=	\$ 12,553,742	+	\$ -	+	\$ -
	100.0%	\$ 43,561,978		\$ 33,799,720		\$ 2,865,033		\$ 6,897,225
		100.0%		77.6%		6.6%		15.8%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	65.7%	\$ 2,884,508	=	\$ 2,884,508	+	\$ -	+	\$ -
Tarrant County	21.7%	\$ 953,758	=	\$ 953,758	+	\$ -	+	\$ -
JPS Health Network	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
TCCD	12.6%	\$ 554,606	=	\$ 554,606	+	\$ -	+	\$ -
ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Other	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 4,392,872		\$ 4,392,872		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Saginaw	21.5%	\$ 8,427,563	=	\$ 961,503	+	\$ 568,835	+	\$ 6,897,225
Tarrant County	3.2%	\$ 1,235,885	=	\$ 953,758	+	\$ 282,127	+	\$ -
JPS Health Network	5.4%	\$ 2,100,083	=	\$ 1,829,496	+	\$ 270,587	+	\$ -
TCCD	1.8%	\$ 718,662	=	\$ 554,606	+	\$ 164,056	+	\$ -
ISD	36.1%	\$ 14,133,170	=	\$ 12,553,742	+	\$ 1,579,428	+	\$ -
Other	32.1%	\$ 12,553,742	=	\$ 12,553,742	+	\$ -	+	\$ -
	100.0%	\$ 39,169,106		\$ 29,406,848		\$ 2,865,033		\$ 6,897,225
		100.0%		75.1%		7.3%		17.6%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
TOTAL TAX REVENUE																																			
REAL PROPERTY	% OCCUPIED	2019	2020	2021	2022	2023	50%	75%	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!	#VALUE!			
	Taxable Value	-	-	-	-	16,500,000	24,750,000	68,280,000	103,560,000	183,840,000	241,620,000	299,400,000	305,388,000	311,495,760	317,725,675	324,080,189	330,561,792	337,173,028	343,916,489	350,794,819	357,810,715	364,966,929	372,266,268	379,711,593	387,305,825	395,051,942	402,952,980	411,012,040	419,232,281	427,616,927	436,169,265	444,892,650			
	PV																																GROSS		
	City of Saginaw	1,336,521	-	-	-	-	77,847	116,771	322,145	488,596	867,357	1,139,963	1,412,569	1,440,821	1,469,637	1,499,030	1,559,591	1,590,782	1,622,598	1,655,050	1,688,151	1,721,914	1,756,352	1,791,479	1,827,309	1,863,855	1,901,132	1,939,155	1,977,938	2,017,497	2,057,847	2,099,004	39,433,399		
	Tarrant County	662,878	-	-	-	-	38,610	57,915	159,775	242,330	430,186	565,391	700,596	714,608	728,900	743,478	758,348	773,515	788,985	804,765	820,860	837,277	854,023	871,103	888,525	906,296	924,422	942,910	961,768	981,004	1,000,624	1,020,636	1,041,049	19,567,896	
	JPS Health Network	635,765	-	-	-	-	37,031	55,546	153,240	232,419	412,590	542,265	671,940	685,379	699,087	713,069	727,330	741,877	756,714	771,848	787,285	803,031	819,092	835,473	852,183	869,227	886,611	904,343	922,430	940,879	959,696	978,890	998,468	18,757,945	
	TCCD	385,461	-	-	-	-	22,452	33,677	92,909	140,914	250,151	328,772	407,394	415,541	423,852	432,329	440,976	449,795	458,791	467,967	477,327	486,873	496,611	506,543	516,674	527,007	537,547	548,298	559,264	570,449	581,858	593,496	605,365	11,372,833	
	ISD	4,362,533	-	-	-	-	254,100	381,150	1,051,512	1,594,824	2,831,136	3,720,948	4,610,760	4,702,975	4,797,035	4,892,975	4,990,835	5,090,652	5,192,465	5,296,314	5,402,240	5,510,285	5,620,491	5,732,901	5,847,559	5,964,510	6,083,800	6,205,476	6,329,585	6,456,177	6,585,301	6,717,007	6,851,347	128,714,358	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	7,383,159	-	-	-	-	430,039	645,059	1,779,581	2,699,083	4,791,420	6,297,340	7,803,259	7,959,324	8,118,511	8,280,881	8,446,499	8,615,429	8,787,737	8,963,492	9,142,762	9,325,617	9,512,129	9,702,372	9,896,419	10,094,348	10,296,235	10,502,160	10,712,203	10,926,447	11,144,976	11,367,875	11,595,233	217,836,430	
PERSONAL PROPERTY	% OCCUPIED	2019	2020	2021	2022	2023	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																	GROSS	
	City of Saginaw	202,814	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Tarrant County	100,590	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	JPS Health Network	96,476	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TCCD	58,493	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	ISD	563,133	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	1,021,506	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED	2019	2020	2021	2022	2023	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																	GROSS	
	City of Saginaw	2,602,337	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Tarrant County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	JPS Health Network	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	TCCD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Total	2,602,337	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	% OCCUPIED	2019	2020	2021	2022	2023	50%	75%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%		
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	PV																																	GROSS	
	City of Saginaw	4,141,672	-	-	-	-	77,847	116,771	322,145	488,596	867,357	1,139,963	1,412,569	1,440,821	1,469,637	1,499,030	1,529,010	1,559,591	1,590,782	1,622,598	1,655,050	1,688,151	1,721,914	1,756,352	1,791,479	1,827,309	1,863,855	1,901,132	1,939,155	1,977,938	2,017,497	2,057,847	2,099,004	39,433,399	
	Tarrant County	763,469	-	-	-	-	38,610	57,915	159,775	242,330	430,186	565,391	700,596	714,608	728,900	743,478	758,348	773,515	788,985	804,765	820,860	837,277	854,023	871,103	888,525	906,296	924,422	942,910	961,768	981,004	1,000,624	1,020,636	1,041,049	19,567,896	
	JPS Health Network	732,241	-	-	-	-	37,031	55,546	153,240	232,419	412,590	542,265	671,940	685,379	699,087	713,069	727,330	741,877	756,714	771,848	787,285	803,031	819,092	835,473	852,183	869,227	886,611	904,343	922,430	940,879	959,696	978,890	998,468	18,757,945	
	TCCD	443,954	-	-	-	-	22,452	33,677	92,909	140,914	250,151	328,772	407,394	415,541	423,852	432,329	440,976	449,795	458,791	467,967	477,327	486,873	496,611	506,543	516,674	527,007	537,547	548,298	559,264	570,449	581,858	593,496	605,365	11,372,833	
	ISD	4,925,666	-	-	-	-	254,100	381,150	1,051,512	1,594,824	2,831,136	3,720,948	4,610,760	4,702,975	4,797,035	4,892,975	4,990,835	5,090,652	5,192,46																

Financial Feasibility Analysis - Proposed Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES																																		
TAXABLE BASE YEAR GROWTH 2.00%																																		
DISCOUNT RATE 6.00%																																		
TIRZ 6																																		
REAL PROPERTY TAX																																		
City of Saginaw	0.4718000	75.00%	0.3538500			City of Saginaw	0.4718000	0%	0.0000000			City Sales Tax Rate	0.0220000	0.00%	0.0000000			HOT																
Tarrant County	0.2340000	50.00%	0.1170000			Tarrant County	0.2340000	0%	0.0000000			State Sales Tax Rate	0.0625000	0.00%	0.0000000	Years 1-10		City HOT	0%	0%														
JPS Health Network	0.2244290	0.00%	0.0000000			JPS Health Network	0.2244290	0%	0.0000000			State HOT																						
TCCD	0.1360700	50.00%	0.0680350			TCCD	0.1360700	0%	0.0000000																									
ISD	1.5400000	0.00%	0.0000000			ISD	1.3100000	0%	0.0000000																									
Other	0.0000000	0.00%	0.0000000			Other	0.0000000	0%	0.0000000																									
2.6062990			0.5388850			2.3762990			0.0000000																									
BASE YEAR			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTALS	
REVENUE YEAR			2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
BASE YEAR TIRZ																																		
City of Saginaw	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
Tarrant County	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
JPS Health Network	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
TCCD	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
ISD	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
Other	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805	124,216,805		
TAXABLE VALUE																																		
City of Saginaw	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
Tarrant County	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
JPS Health Network	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
TCCD	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
ISD	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
Other	124,216,805	126,701,141	129,235,164	131,819,867	134,456,265	137,145,390	139,888,298	142,686,064	145,539,785	148,450,581	151,419,592	154,447,984	157,536,944	160,687,683	163,901,436	167,179,465	170,523,054	173,933,515	177,412,186	180,960,429	184,579,638	188,271,231	192,036,655	195,877,388	199,794,936	203,790,835	207,866,652	212,023,985	216,264,464	220,589,754	225,001,549			
TAXABLE VALUE INCREMENT																																		
City of Saginaw		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
Tarrant County		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
JPS Health Network		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
TCCD		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
ISD		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
Other		2,484,336	5,018,359	7,603,062	10,239,460	12,928,585	15,671,493	18,469,259	21,322,980	24,233,776	27,202,787	30,231,179	33,320,139	36,470,878	39,684,631	42,962,660	46,306,249	49,716,710	53,195,381	56,743,624	60,362,833	64,054,426	67,819,850	71,660,583	75,578,131	79,574,030	83,649,847	87,807,180	92,047,659	96,372,949	100,784,744			
REVENUE A																																		
TAXABLE VALUE GROWTH																																		
City of Saginaw	8,791	17,757	26,903	36,232	45,748	55,454	65,353	75,451	85,751	96,257	106,973	117,903	129,052	140,424	152,023	163,855	175,923	188,232	200,787	213,594	226,657	239,981	253,571	267,433	281,573	295,995	310,706	325,711	341,016	356,627	5,td			

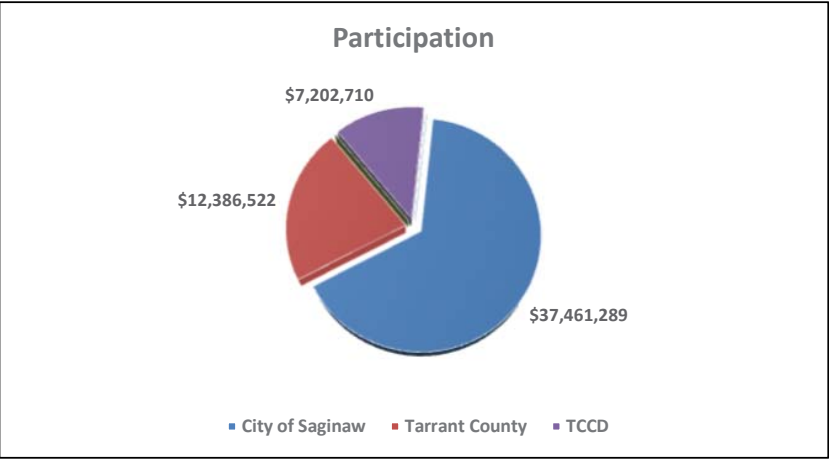
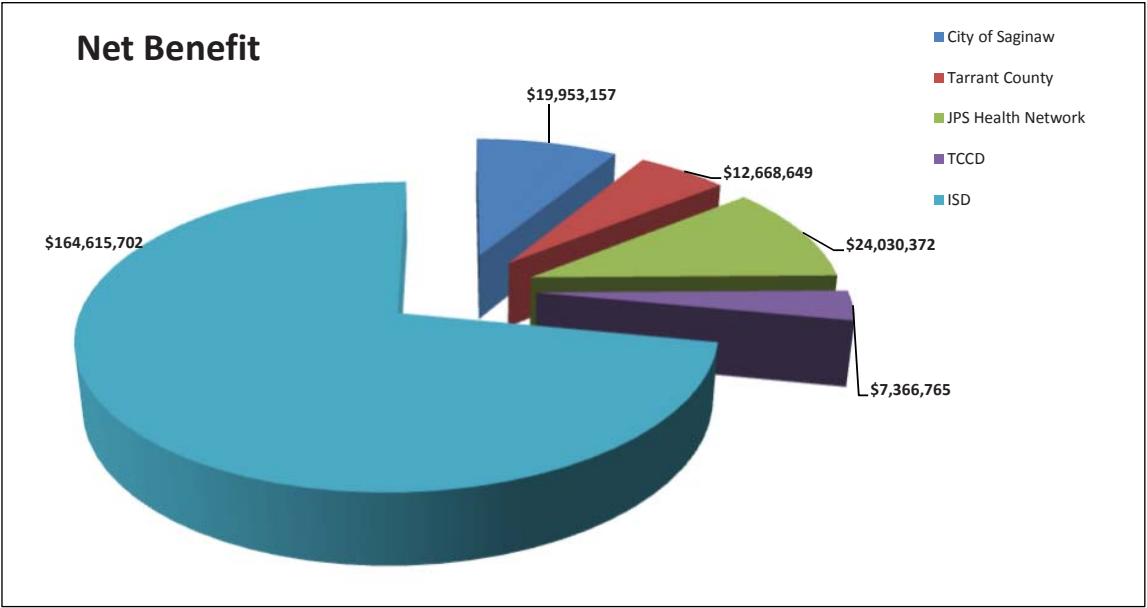
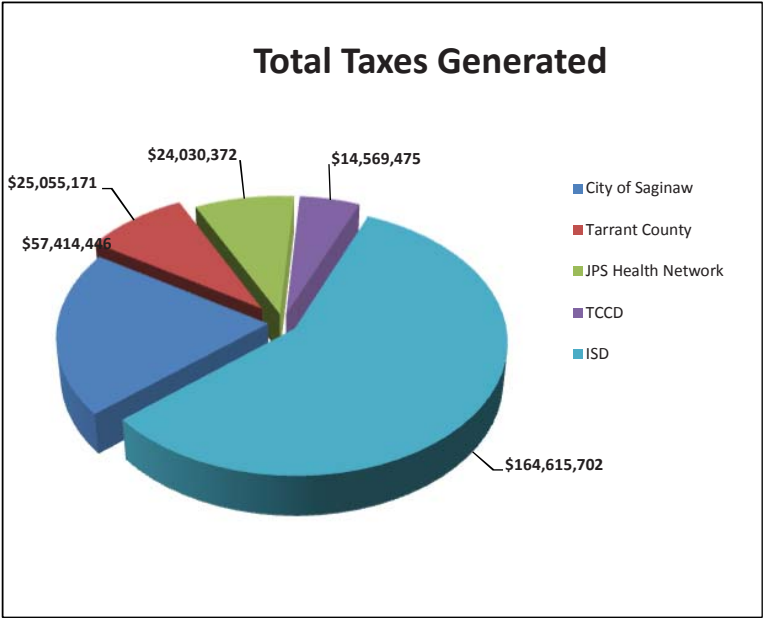
Financial Feasibility Analysis - Total Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

[illegible]

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of Saginaw	\$57,414,446	\$37,461,289	\$19,953,157
Tarrant County	\$25,055,171	\$12,386,522	\$12,668,649
JPS Health Network	\$24,030,372	\$0	\$24,030,372
TCCD	\$14,569,475	\$7,202,710	\$7,366,765
ISD	\$164,615,702	\$0	\$164,615,702
Total	\$285,685,165	\$57,050,521	\$228,634,644



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

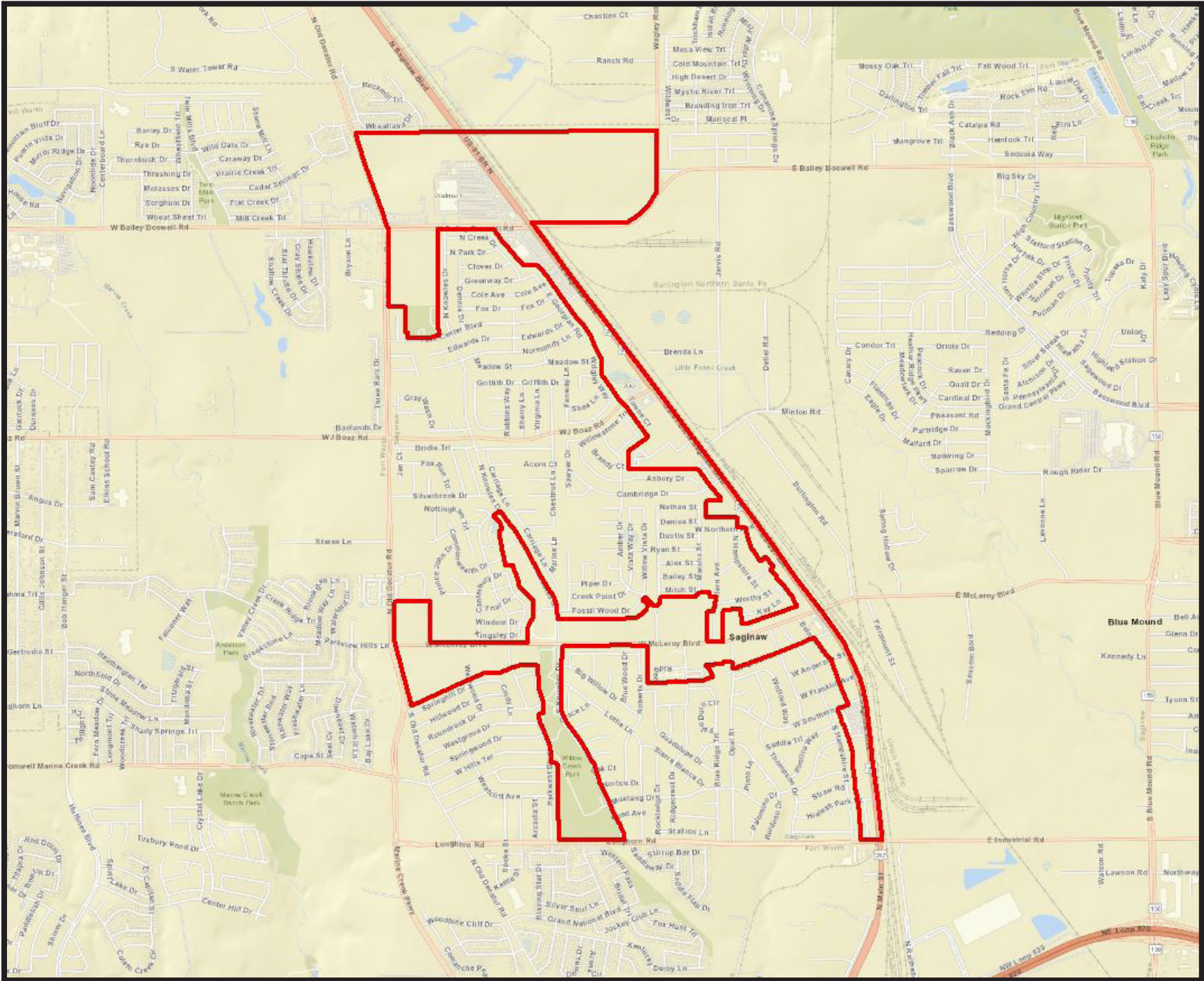
Length of TIRZ #1 in Years:

The proposed TIRZ would have a 31-year term and would be scheduled to end on December 31, 2045.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone’s project and financing plan.



Tax Increment Reinvestment Zone #1

CITY OF SAGINAW

JUNE 2019

PURPOSE

- Discuss the concept of Tax Increment Financing (TIF)
- Feasibility Analysis
- Next Steps
- Questions

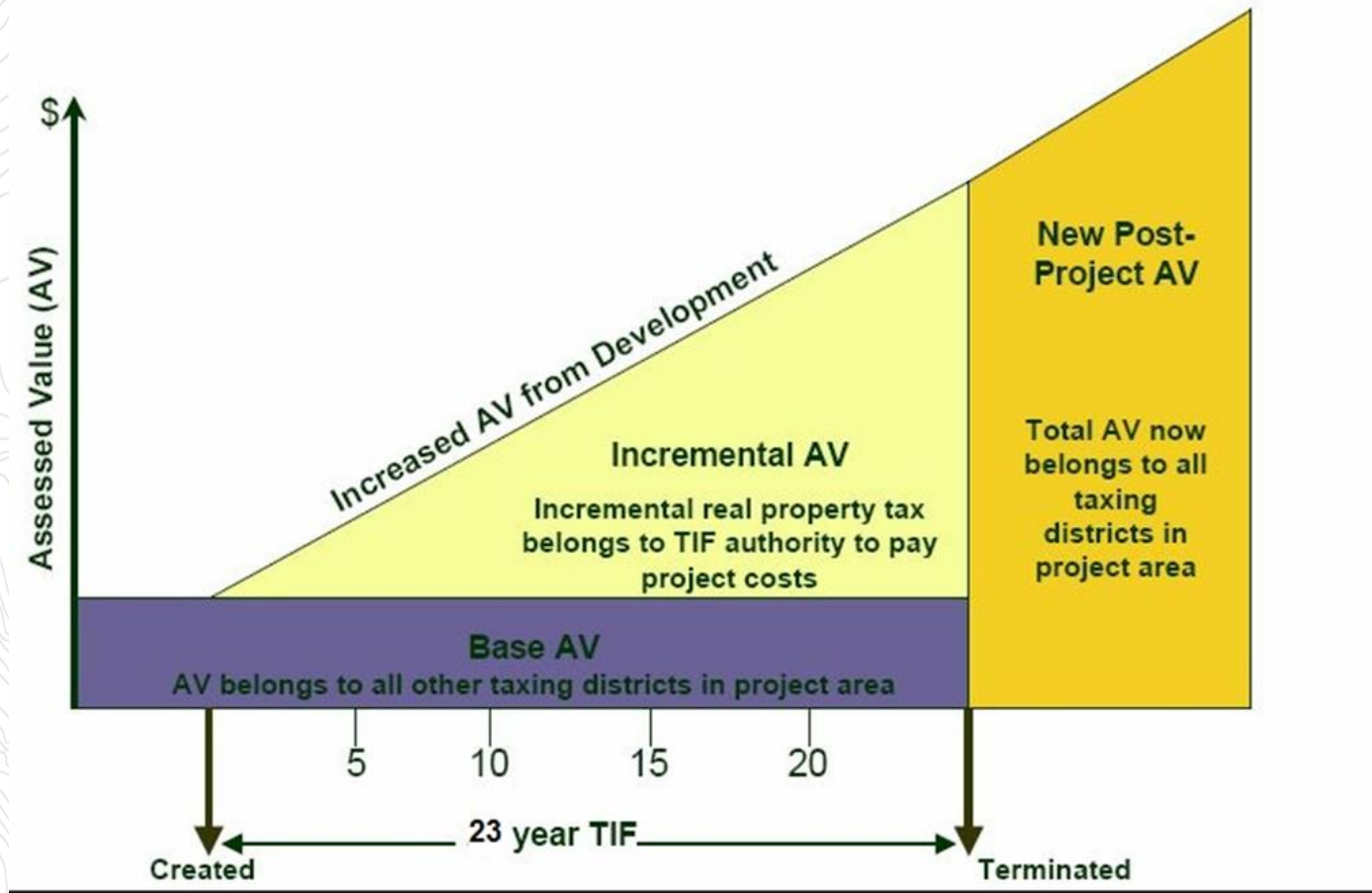
Tax Increment Financing

TAX INCREMENT REINVESTMENT ZONES (TIRZ)

- Tax Increment Financing (TIF) is a tool that facilitates economic development within a Tax Increment Reinvestment Zone (TIRZ).
- Governed by Texas Tax Code, Chapter 311
- Approximately 313 TIRZs have been created in the State of Texas
- Cities, alone or in partnership with other taxing units, can use this tool to pay for improvements in a zone so it will attract new development, facilitate investment, and bring excitement and energy to a designated area.
- Taxing entities contribute ad valorem taxes received from incremental value increases on property within the TIRZ.
- A TIRZ can pay for:
 - cost of public works;
 - public improvements;
 - economic development programs; or
 - other projects benefiting the zone

TAX INCREMENT REINVESTMENT ZONES (TIRZ)

TIF Assessed Value (AV) Over Project Life



- Taxing entity rates are negotiated and can vary (not identical).

TIRZ REVENUES

Two ways to create new tax increment:

1. New construction/investment; and/or
2. Annual appreciation of real property (i.e. "organic growth")

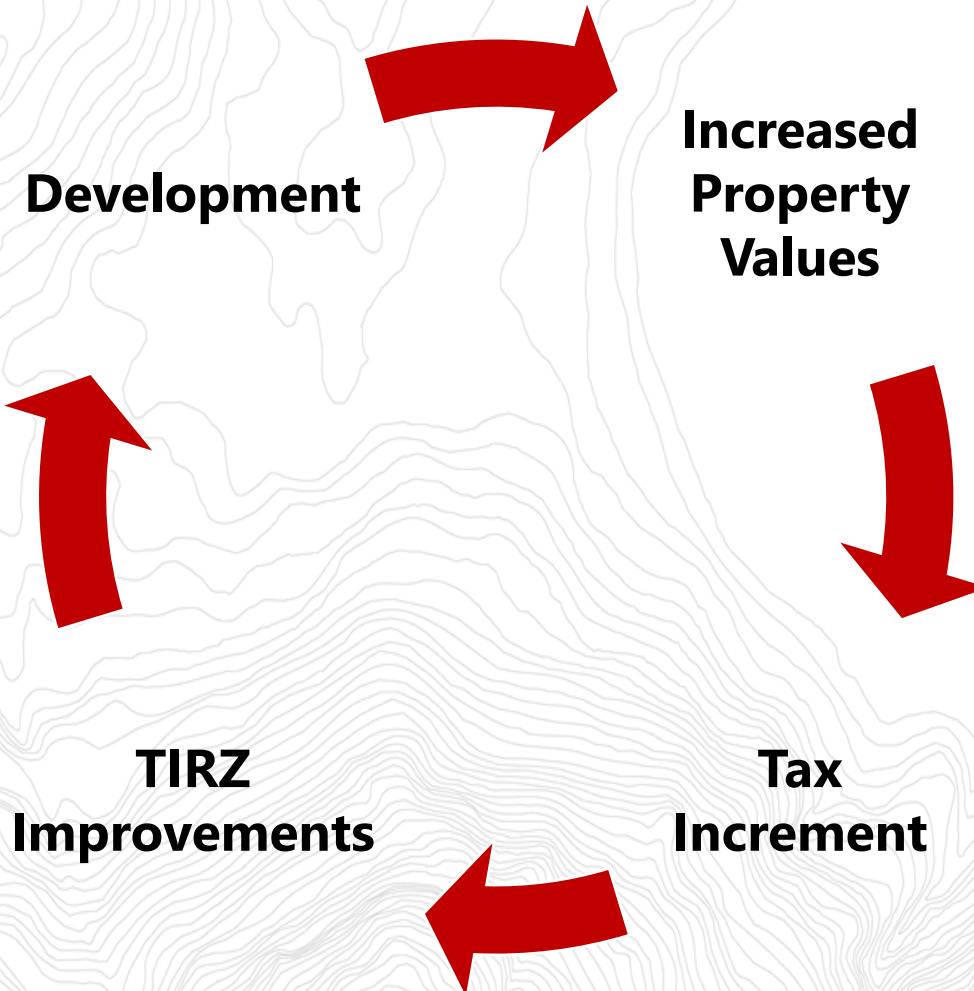
1



2



TIRZ REVENUES



TIF CONCEPT

WHY CREATE A TIRZ?

- Private development activity expected to occur within a designated area
- Provides a funding source without impacting the current amount of general fund revenues for each participating taxing entity
- Ability to leverage revenues from taxable property within the TIRZ to generate a larger increment
- Attracts potential developers and investment into area that may not otherwise occur
- Demonstrates a commitment to creating a sense of place and identity

EXAMPLE OF TAX INCREMENT FINANCING

Current Year Property Tax Value	\$300,000
<u>Less Base Year Property Tax Value</u>	<u>\$200,000</u>
=TIF Increment Property Tax Value	\$100,000

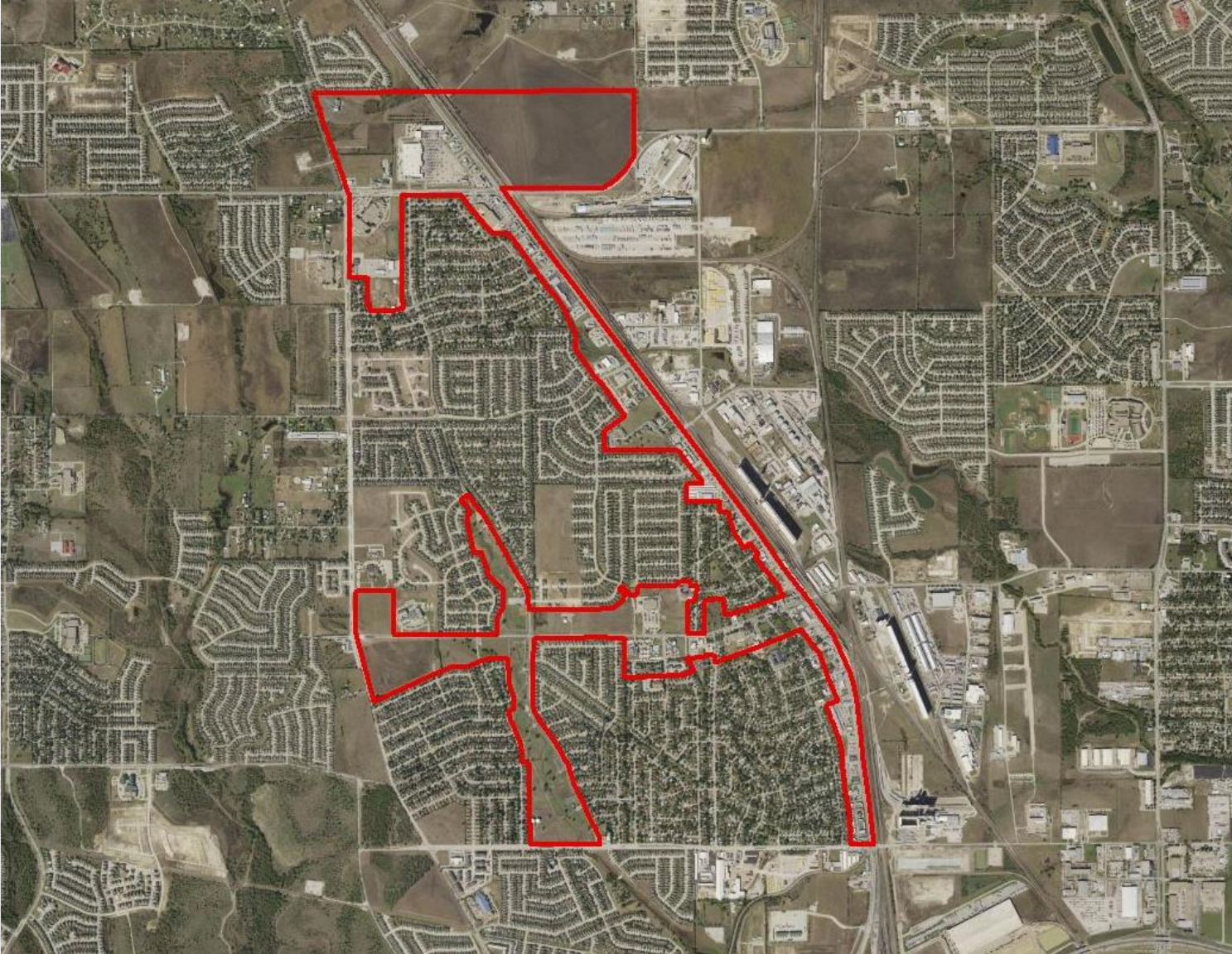
<u>Taxing Entity</u>	<u>Tax Rate</u>	<u>Participation Rate</u>	<u>TIF Revenue</u>
City of Saginaw	0.471800	100%	\$475
Tarrant County	0.234000	50%	\$117
JPS Health Network	0.224429	0%	\$0
TCCD	0.136070	50%	\$68
ISD	1.540000	0%	\$0
Total TIF Tax Revenue			\$660

TIRZ CREATION PROCESS

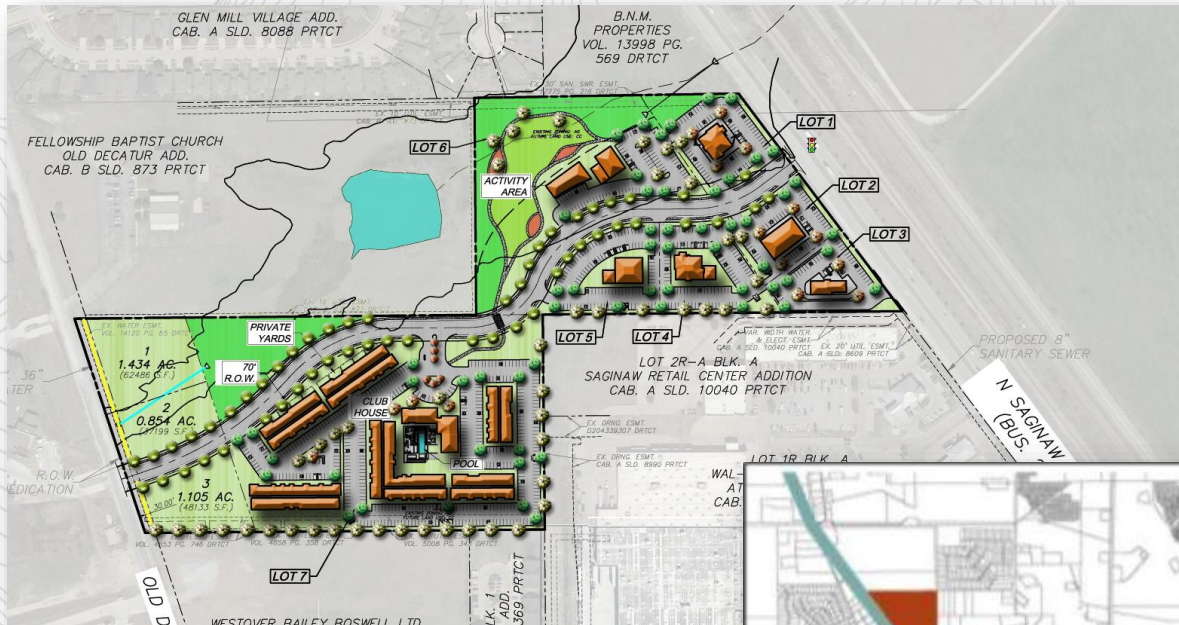
- Chapter 311 outlines the various procedures for creating and amending a TIF. Two main documents:
 1. Creation ordinance; and
 2. TIF Project and Financing Plan
- Creation ordinance establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation; and
 - Preliminary Project and Financing Plan
- Upon TIF creation the Final Project and Financing Plan is approved by the TIF Board and then the City Council by separate ordinance

Feasibility Analysis

PROPOSED BOUNDARIES

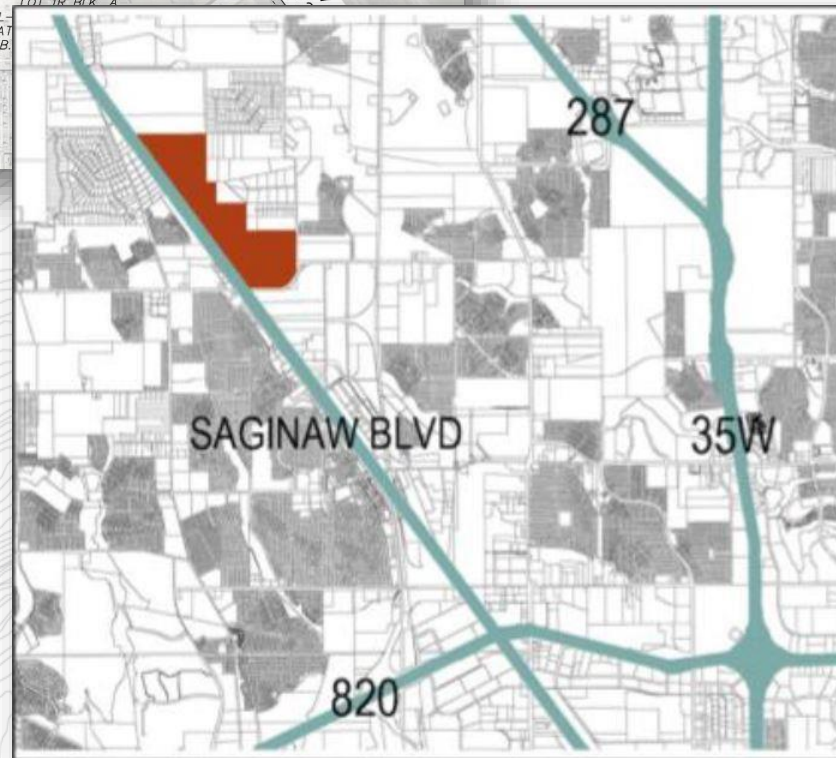


PROPOSED NEW DEVELOPMENT



- 27.25 acres
- Located along Old Decatur Rd
- Restaurant, commercial, and multifamily

- 116 acres
- Proposed along Bailey Boswell Road
- Retail, institutional and high density residential uses
- Public plaza



DEVELOPMENT ASSUMPTIONS

	Square Feet/Units	Projected Completion Date	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Restaurant	4,857	2021	2023	\$200	\$971,400	\$300	\$1,457,100
Restaurant	6,349	2021	2023	\$200	\$1,269,800	\$300	\$1,904,700
Restaurant	3,200	2021	2023	\$200	\$640,000	\$300	\$960,000
Restaurant	6,055	2021	2023	\$200	\$1,211,000	\$300	\$1,816,500
Restaurant	6,088	2021	2023	\$200	\$1,217,600	\$300	\$1,826,400
Restaurant	4,864	2021	2023	\$200	\$972,800	\$300	\$1,459,200
Multifamily	220	2023	2025	\$150,000	\$33,000,000	N/A	N/A
Commercial	3,500	2023	2025	\$150	\$525,000	N/A	N/A
Commercial	3,500	2023	2025	\$150	\$525,000	N/A	N/A
Commercial	10,000	2023	2025	\$150	\$1,500,000	N/A	N/A
Multifamily - Medium Density	1,008	2025	2029	\$175,000	\$176,400,000	N/A	N/A
Multifamily - High Density	600	2027	2029	\$150,000	\$90,000,000	N/A	N/A
Commercial	114,998	2025	2027	\$150	\$17,249,760	N/A	N/A
Total					\$325,482,360		\$9,423,900



DAVID PETTIT
Economic Development

TIRZ #1

PARTICIPATION

Real Property Tax		Participation	
City of Saginaw	0.47180000	75%	0.3538500
Tarrant County	0.23400000	50%	0.1170000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	50%	0.0680350
ISD	1.54000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.60629900		0.5388850

Personal Property Tax		Participation	
City of Saginaw	0.47180000	0%	0.0000000
Tarrant County	0.23400000	0%	0.0000000
JPS Health Network	0.22442900	0%	0.0000000
TCCD	0.13607000	0%	0.0000000
ISD	1.31000000	0%	0.0000000
Other	0.00000000	0%	0.0000000
	2.37629900		0.0000000

City Sales Tax Rate	0.0200000	0.00%	0.0000000
State Sales Tax Rate	0.0625000	0.00%	0.0000000

City HOT	0.0700000	0.00%	0.0000000
State HOT	0.0600000	0.00%	0.0000000

- Ran scenarios on 50%, 75%, or 100% City Real Property Tax Participation
- **Recommending 75% City Real Property Tax Participation**
- **Proposing 50% Tarrant County and 50% TCCD Participation,** subject to separate interlocal agreements

TERM

- Ran scenarios on 15, 25, or 30 Year Terms
- **Recommending 30 Year Term**
- A reinvestment zone terminates on the earlier of:
 - the termination date designated in the ordinance or order, as applicable, designating the zone or an earlier or later termination date designated by an ordinance or order adopted under Section 311.007(c); or
 - the date on which all project costs, tax increment bonds and interest on those bonds, and other obligations have been paid in full
- After all obligations incurred for the zone have been paid, any money remaining in the tax increment fund shall be paid to the municipality that created the zone and other taxing units in the zone in proportion to the municipality's and each other unit's respective share of the total amount of tax increment

PROJECTED TIRZ REVENUE

	50%		75%		100%	
15 Years	\$	13,224,694	\$	19,148,185	\$	20,636,064
25 Years	\$	32,804,830	\$	41,997,056	\$	51,189,282
30 Years	\$	44,563,425	\$	57,050,521	\$	69,537,617

PROJECT COSTS

Proposed Project Costs		
Water, Sanitary Sewer, & Storm Water Facilities & Improvements	\$ 8,557,578	15.0%
Parking Improvements	\$ 8,557,578	15.0%
Street and Intersection Improvements	\$ 8,557,578	15.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 8,557,578	15.0%
Public Facilities	\$ 10,269,094	18.0%
Economic Development Grants	\$ 11,410,104	20.0%
Administrative Costs	\$ 1,141,010	2.0%
	\$ 57,050,521	100.0%

- The table above offers a *menu of options* for future TIRZ projects
- Meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code.
- Any future TIRZ project cost allocations would be evaluated on a case by case basis, consistent with the categories listed above, and brought forward to the TIRZ board and City Council for consideration

NET BENEFIT

Taxing Jurisdictions	Total Taxes Generated	Participation	Total Net Benefit
City of Saginaw	\$57,414,446	\$37,461,289	\$19,953,157
Tarrant County	\$25,055,171	\$12,386,522	\$12,668,649
JPS Health Network	\$24,030,372	\$0	\$24,030,372
TCCD	\$14,569,475	\$7,202,710	\$7,366,765
ISD	\$164,615,702	\$0	\$164,615,702
Total	\$285,685,165	\$57,050,521	\$228,634,644

FEASIBILITY ANALYSIS

Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and could provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

The background of the slide is a light gray topographic map with intricate contour lines. The lines are more densely packed in some areas, indicating steeper slopes, and more spread out in others, indicating flatter terrain. The overall effect is a textured, map-like background.

Next Steps to Create a TIRZ

NEXT STEPS

- **Prepare Preliminary TIRZ Project and Financing Plan**
- **Creation ordinance** establishes five key elements:
 - Boundary;
 - Term;
 - TIRZ Board;
 - City Participation; and
 - Preliminary Project and Financing Plan
- **Final Project and Financing Plan** approved by the TIRZ Board and then the City Council by separate ordinance

QUESTIONS

QUESTIONS