

City of Garland Tax Incremental Reinvestment Zone Number 1, 2 & 3 Annual Report As of September 30, 2018



GARLAND
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City Profile

The City of Garland, Texas is located in Dallas County, approximately 15 miles northeast of downtown Dallas. Garland is a community of 238,000 residents, making it the thirteenth largest city in the State of Texas, and places it among the top 100 largest municipalities in the United States.

The City is a political subdivision and municipal corporation of the State, duly organized and existing under the laws of the State, including the City's home rule Charter. The City was incorporated in 1891 and first adopted its Home Rule Charter in 1951. The City operates under a Council/Manager form of government with a City Council comprised of a Mayor and eight Council members. The City Manager is the chief administrative officer for the City.

What is Tax Increment Financing?

Tax Increment Financing (TIF) is a tool to finance public improvements within a defined geographical area. The public improvements are designed to enhance the environment and attract new investment and development. The statutes governing TIFs are in Chapter 311 of the Texas Tax Code.

A municipality makes an area eligible for tax increment financing by designating a "reinvestment Zone", which may be referred to as "tax increment financing" zone or a "tax increment reinvestment zone" (TIRZ). The City of Garland has three such active zones. TIF Zone No. 1 is located primarily in Downtown and along a Dallas Area Rapid Transit (DART) rail line to the Jupiter Road / Forest Lane area. TIF Zone No. 2 is along the Interstate 30 Corridor from the Garland city limits east to Lake Ray Hubbard. TIF Zone No. 3 is generally located at the intersection of Buckingham Road and Shiloh Road, with boundaries that follow public streets, highways and rights-of-way along Shiloh Road to the intersection with West Walnut Street.

Costs of selected public improvements outlined in the zone's project and financing plan may be paid by current or future ad valorem tax revenues flowing from redeveloped or appreciated real properties within the zone. The additional tax revenue generated by growth of real property values in the zone is called the "tax increment". These revenues flow to a tax increment fund in the municipality for a specified number of years. Revenue flowing to the tax increment fund each year is disbursed according to the project and finance plan approved by the TIF Board of Directors. Each governmental unit participating in the TIF makes appointments to the Board.

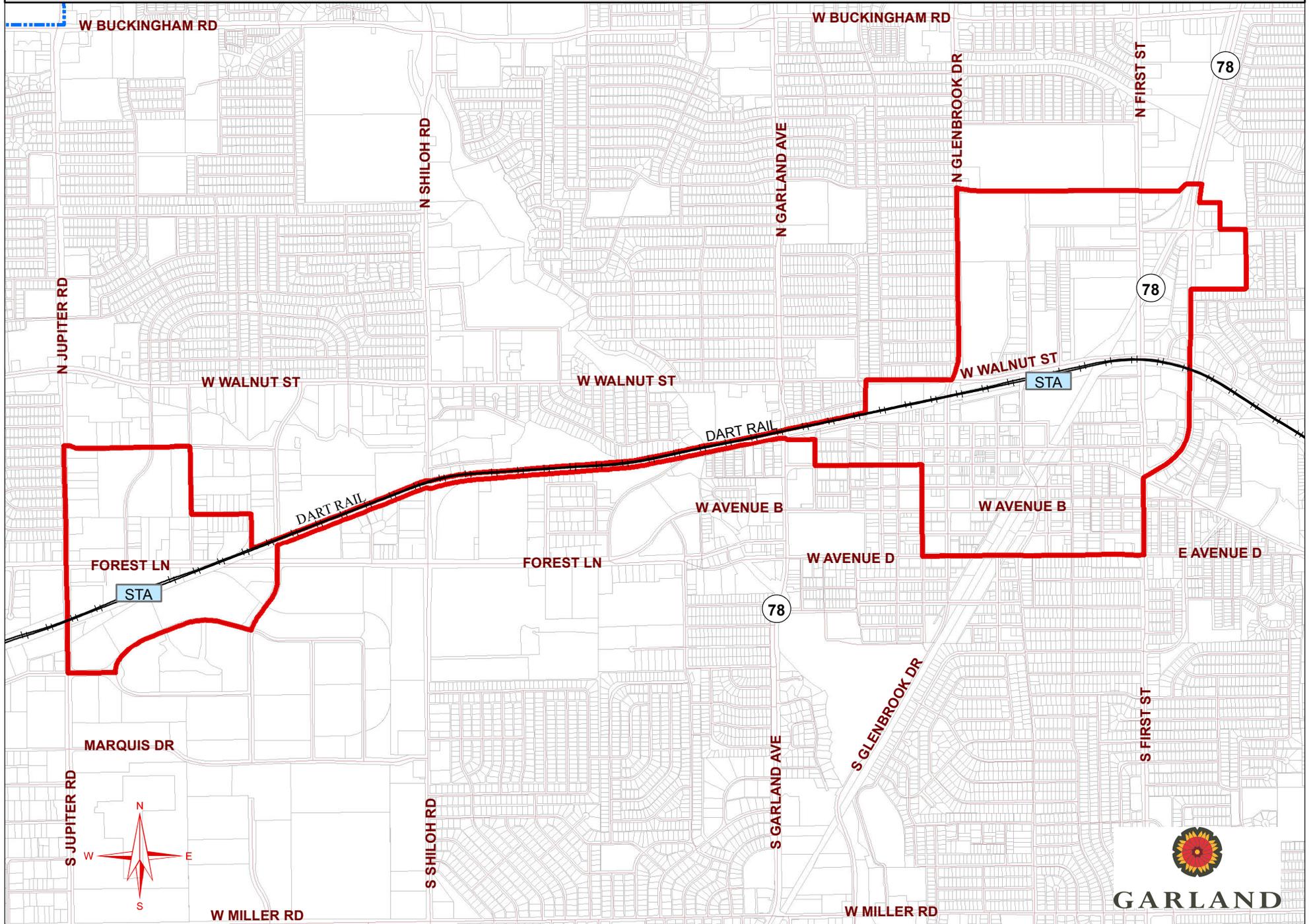
Annual Report

Texas law requires the governing body of the municipality which created the reinvestment zone to submit a report to the chief executive officer of each taxing entity that levies property taxes on real property within the reinvestment zone on or before April 1st following the end of the fiscal year of the municipality. The annual report must include:

1. The amount and source of revenue in the tax increment fund established for the zone;
2. The amount and purpose of expenditures from the fund;
3. The amount of principal and interest due on outstanding bonded indebtedness;
4. The tax increment base and current captured appraised value retained by the zone;
5. The captured appraised value shared by the municipality and other taxing units, the total amount of tax increments received, and any other additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality.

A copy of the City's TIF Annual Report is submitted to the Texas Comptroller of Public Accounts.

DOWNTOWN TIF DISTRICT



TIF Zone No. 1 (Downtown)

Board of Directors

City of Garland appointed:

Mayor – Allan Stafford

Council District 1 – Jon Six

Council District 2 – Marie Purser

Council District 3 – Wesley Johnson

Council District 4 – Kathleen Hansrote

Council District 5 – Cary Hodson

Council District 6 – Carlos Porras

Council District 7 – Vacant

Council District 8 – Joseph Schroeder

Dallas County – Rick Loessberg

Dallas County Community College District – John Robertson

Purpose

The City of Garland Tax Increment Reinvestment Zone Number One (Downtown) was established to provide a financing mechanism to facilitate transit oriented redevelopment in the downtown area in conjunction with Dallas Area Rapid Transit light rail service. The Downtown TIF was created by Ordinance No. 5785 on December 2, 2003. The TIF took effect on January 1, 2004 and will expire on December 31, 2024. The TIF's Base Year Value was \$102,575,503.

TIF Zone No. 1 was updated on July 1, 2008 by Ordinance No. 6238. The purpose for adopting Ordinance No. 6238 was to indicate the participation of Dallas County and the Dallas County Community College District in the downtown area TIF. A Project Plan and Financing Plan were included with Ordinance No. 6238. The Project and Finance plan for TIF Zone No. 1 was updated on January 20, 2015 by Ordinance # 10175 to indicate funding for the City Center Project, and on May 1, 2018 by Ordinance #6981 to fund the implementation of "Managed District" service, wayfinding signage, public parking lot improvements, enhance square programming, façade improvements, public art and other infrastructure improvements.

The Project and Financing Plan outlines the financial strategy to encourage redevelopment and also provides estimates of revenues flowing into the tax increment fund. As of September 30, 2018, the undesignated fund balance of TIF Zone No. 1 is \$939,130.

Entity Participation

Because the City anticipated community wide benefits, the City requested Dallas County and Dallas County Community College District to apply portions of their respective real property tax increments from the zone to the bonded debt service.

Dallas County

55% of increment beginning on January 1, 2008 until December 31, 2023

Dallas County Community College District

50% of increment beginning on January 1, 2008 until December 31, 2023

Note: Dallas County Community College District incremental revenues from fiscal year 2010 through fiscal year 2014 began flowing into the TIF# 1 in fiscal year 2015.

Revenues and Expenditures

**Tax Increment - Zone No. 1
Revenues and Expenditures**

Tax Increment Fund # 1 Revenues

Taxing Entity	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Revenues					
City of Garland	\$274,541	\$310,820	\$381,624	\$424,690	\$574,537
Dallas County	53,193	58,499	72,148	83,763	111,432
Dallas County Community College Dist		102,401	28,542	31,197	42,876
Interest Income	1,777	1,111	2,099	4,278	11,571
Total Revenues	<u>\$329,511</u>	<u>\$472,831</u>	<u>\$484,413</u>	<u>\$543,928</u>	<u>\$740,416</u>

Tax Increment Fund # 1 Expenditures

	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Expenditures					
Professional services	\$6,200	\$2,800	\$0	\$0	\$0
Economic development	137,527	149,242	165,349	155,834	179,874
Debt Service	153,716	176,250	203,425	229,225	253,200
Transfer to other funds	1,277,122				
Total Expenditures and Transfers	<u>\$1,574,565</u>	<u>\$328,292</u>	<u>\$368,774</u>	<u>\$385,059</u>	<u>\$433,074</u>
Revenues less expenditures	<u>-\$1,245,053</u>	<u>\$144,539</u>	<u>\$115,640</u>	<u>\$158,869</u>	<u>\$307,342</u>

Appraised Value

Appraised value for FY2018 was \$81,540,843 above the 2003 base year appraised value.

**Tax Increment - Zone No. 1
Appraised Value**

	<u>Appraised Value</u>				
	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Tax Increment Base (2003 base year)	\$102,575,503	\$102,575,503	\$102,575,503	\$102,575,503	\$102,575,503
Taxable Value	140,583,516	146,604,979	156,531,648	162,767,493	184,116,346
Captured Appraised Value Shared	<u>\$38,008,013</u>	<u>\$44,029,476</u>	<u>\$53,956,145</u>	<u>\$60,191,990</u>	<u>\$81,540,843</u>
Tax Increment					
City of Garland	\$274,541	\$310,820	\$381,624	\$424,690	\$574,537
Dallas County	53,193	58,499	72,148	83,763	111,432
Dallas County Community College Dist		102,401	28,542	31,197	42,876
Total tax increments	<u>\$327,734</u>	<u>\$471,720</u>	<u>\$482,314</u>	<u>\$539,650</u>	<u>\$728,845</u>

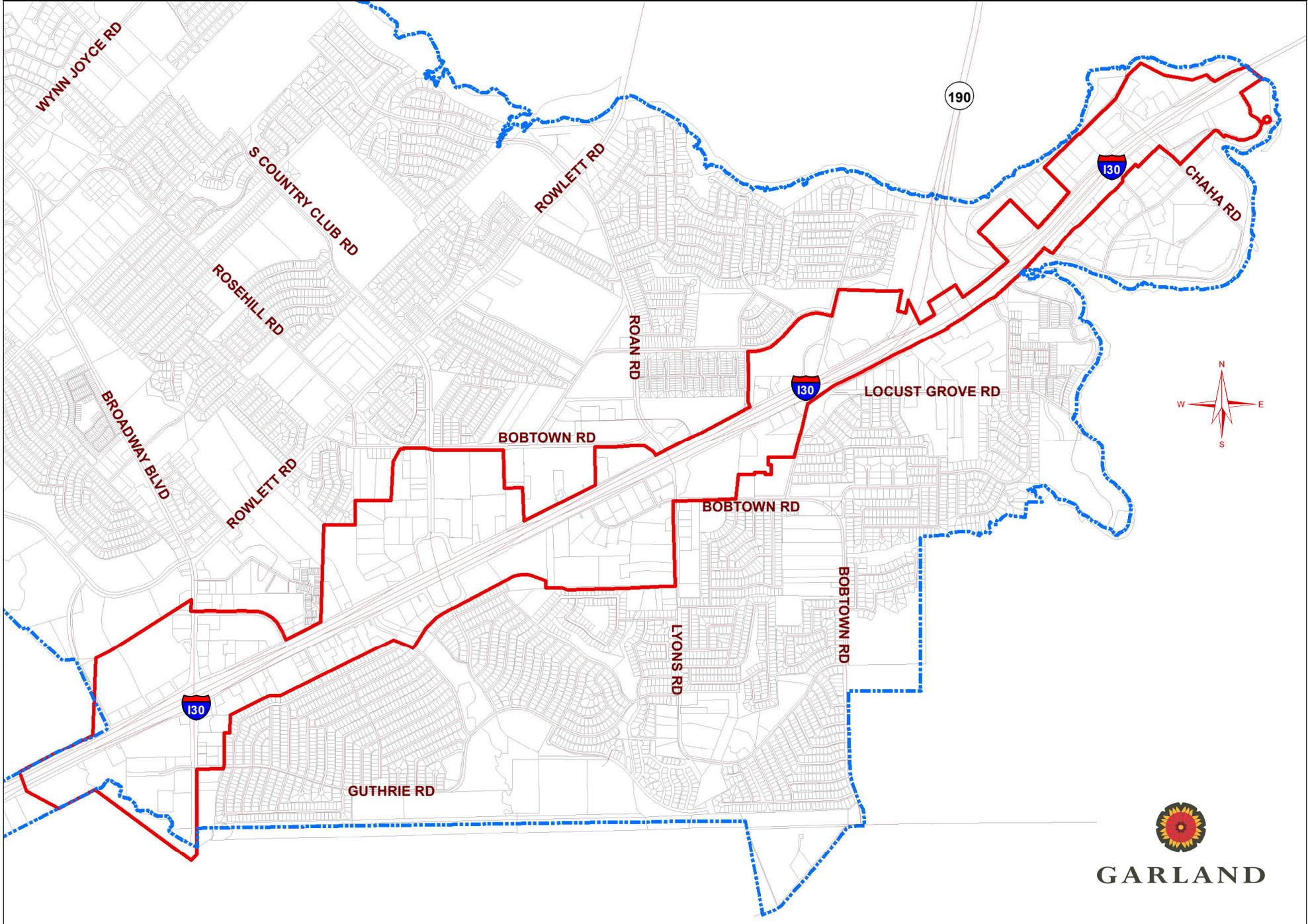
Bonded Debt

The City issued Certificates of Obligation in May, 2013 to provide funding of \$3,000,000 to be used in conjunction with the City Center project. The \$3,000,000 of bond proceeds is being used to replace the existing City Hall exterior façade.

Debt Service Schedule - Zone No. 1

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	220,000	60,100	280,100
2020	250,000	51,950	301,950
2021	285,000	43,925	328,925
2022	320,000	34,850	354,850
2023	355,000	24,725	379,725
2024	390,000	15,012	405,012
2025	425,000	5,313	430,313
	<u>2,245,000</u>	<u>235,875</u>	<u>2,480,875</u>

I30 TIF DISTRICT



TIF Zone No. 2 (Interstate 30 Corridor)

Board of Directors

City of Garland appointed:

Mayor – Morgan Jones

Council District 1 – Bill Swisher

Council District 2 – Marie Purser

Council District 3 - Vacant

Council District 4 – Joseph Vu

Council District 5 – Tom Jefferies

Council District 6 – Vacant

Council District 7 – Vacant

Council District 8 – Rex Kyle

Dallas County – Rick Loessberg

Purpose

The City of Garland Tax Increment Reinvestment Zone Number Two (I-30 Corridor) was established to facilitate economic development of the Interstate Highway 30 corridor in accord with Chapter 311 of the Texas Tax Code (the TIF Act), specifically at and near the Harbor Point development, including a Bass Pro sporting goods specialty store, on Lake Ray Hubbard at the interchange of Interstate Highway 30 and Chaha Road. The City recognized the Lake Ray Hubbard waterfront area as an underutilized asset. Much of the land was vacant even though urban development reaches into adjacent Rockwall County. Various conditions, including difficulty of land assembly, obsolete platting, unfinished structures, faulty lot layout, inadequate access and unusual conditions of title have substantially impaired sound growth. The City believed that development near the waterfront and much of the I-30 Corridor was unlikely to occur solely through private investment in the foreseeable future. The I-30 Corridor zone contains approximately 553 acres of land. Taxable land is approximately 520 acres.

City Council Ordinance No. 5867, adopted on December 21, 2004, created the TIF. The I-30 Corridor TIF took effect on January 1, 2005 and will expire on December 31, 2025, or at an earlier date to be designated by the City Council. The TIF's Base Year Value for 2004 was \$75,181,891. The Project and Financing Plan outlines the financial strategy to encourage development and redevelopment and also provides estimates of revenues into the tax increment fund. At September 30, 2018, the undesignated fund balance of the I-30 Corridor zone was \$557.

Entity Participation

Because the City anticipated regional benefits from the I-30 Corridor zone, the City requested Dallas County to apply portions of their real property tax increment from the zone to the bonded debt service.

Dallas County

55% of increment beginning on January 1, 2007 until December 31, 2025

Revenues and Expenditures

**Tax Increment - Zone No. 2
Revenues and Expenditures**

Tax Increment Fund # 2 Revenues

Taxing Entity	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Revenues					
City of Garland	\$268,631	\$298,422	\$323,568	\$346,882	\$361,447
Dallas County	50,932	54,514	62,571	63,786	70,496
Interest Income	238	412	405	882	2,019
Total Revenues	\$319,801	\$353,348	\$386,544	\$411,550	\$433,962

Tax Increment Fund # 2 Expenditures

	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Expenditures					
Economic development	\$62,103	\$62,455	\$66,396	\$71,664	\$55,578
Debt Service	257,678	290,809	320,127	339,806	378,165
Total Expenditures	\$319,781	\$353,264	\$386,523	\$411,470	\$433,743
Revenues less expenditures	\$20	\$84	\$21	\$80	\$219

Appraised Value

Appraised value for FY2018 was \$51,298,141 above the 2004 base year appraised value.

Tax Increment - Zone No. 2

Appraised Value

Appraised Value

	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>
Tax Increment Base (2004 base year)	\$75,181,891	\$75,181,891	\$75,181,891	\$75,181,891	\$75,181,891
Taxable Value	113,219,161	116,664,411	120,454,105	124,401,885	126,480,032
Captured Appraised Value Shared	<u>\$38,037,270</u>	<u>\$41,482,520</u>	<u>\$45,272,214</u>	<u>\$49,219,994</u>	<u>\$51,298,141</u>
Tax Increment					
City of Garland	\$268,631	\$294,422	\$323,568	\$346,882	\$361,447
Dallas County	50,932	54,514	62,571	63,786	70,496
Total tax increments	<u>\$319,563</u>	<u>\$352,936</u>	<u>\$386,139</u>	<u>\$410,668</u>	<u>\$431,943</u>

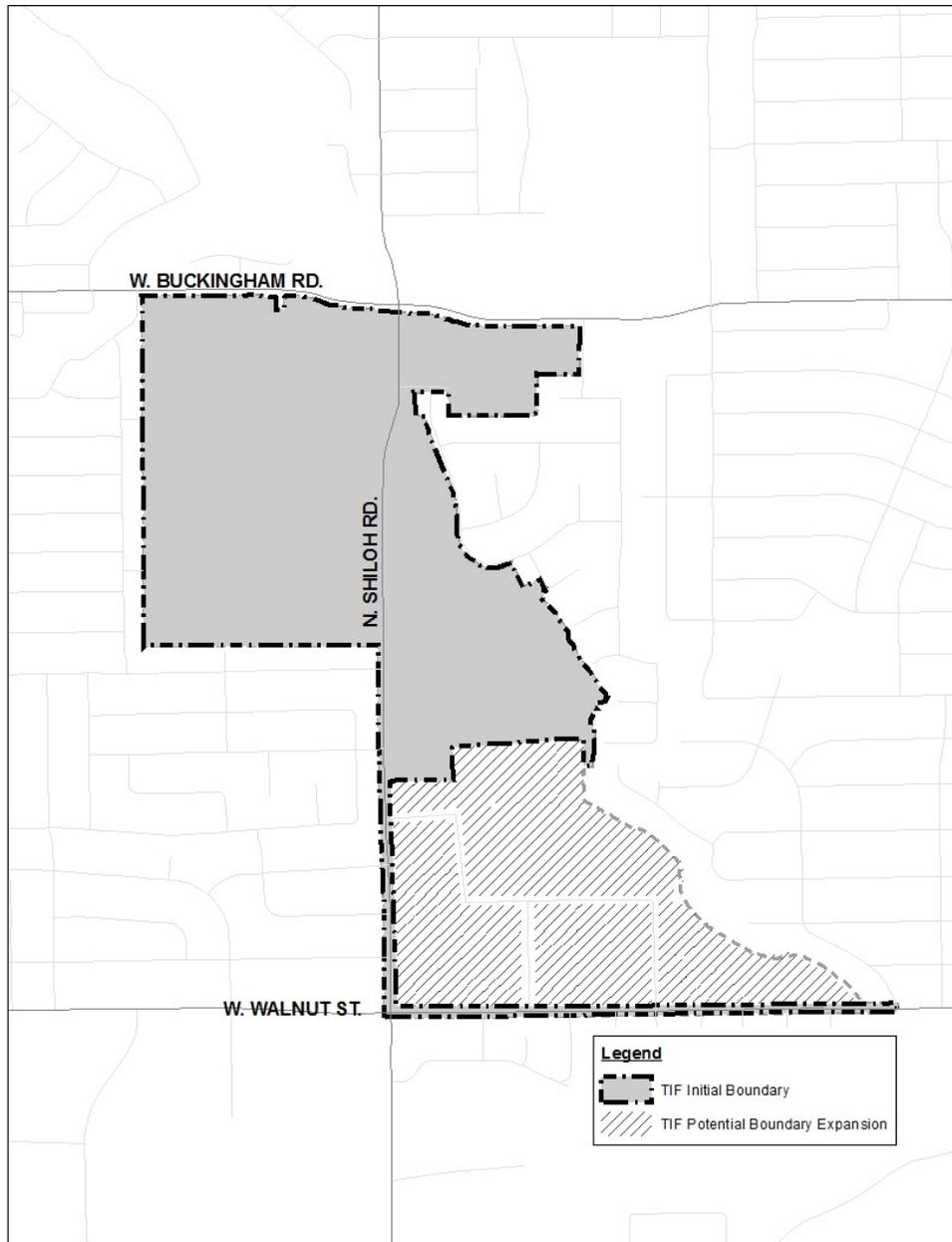
Bonded Debt

\$23,745,000 taxable General Obligation Bonds were issued by the City in 2005. The Bonds were refunded by the General Obligation Refunding Bonds, Series 2007B. The Series 2007B bonds were refunded by the General Obligation Refunding Bonds, Series 2015B Bonds on February 19, 2015.

The annual tax increments are currently insufficient to pay all of the annual debt service. The General Obligation Debt Service Fund provides the funding for the debt service remaining after tax increments are applied. The City will continue to support TIF Zone No. 2 debt obligations until the Zone becomes self-supporting or until all debt has been repaid, whichever comes first.

Debt Service Schedule - Zone No. 2

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	450,000	471,790	921,790
2020	3,265,000	434,640	3,699,640
2021	3,330,000	368,690	3,698,690
2022	3,400,000	299,690	3,699,690
2023	3,475,000	223,159	3,698,159
2024	3,565,000	137,765	3,702,765
2025	3,655,000	46,601	3,701,601
	<u>21,140,000</u>	<u>1,982,335</u>	<u>23,122,335</u>



TIF Zone No. 3

Board of Directors

City of Garland appointed:

Mayor – Vacant

Council District 1 – Ross Montelbano

Council District 2 – Bob Duckworth

Council District 3 – Vacant

Council District 4 – Sal Liberto

Council District 5 – Vacant

Council District 6 – Vacant

Council District 7 – Vacant

Council District 8 – Tony Torres

Purpose

The City of Garland Tax Increment Reinvestment Zone Number Three was established to facilitate economic development and redevelopment of the Reinvestment Zone area in accord with Chapter 311 of the Texas Tax Code (the TIF Act). The City recognized the area as an underutilized asset with various conditions, including that a large portion of the area being undeveloped land, the closing of the Baylor, Scott, & White Medical Center, a deterioration of structure and site improvements, and a predominance of defective or inadequate sidewalk or street layouts that have impaired the sound growth of the area. The City believes that creating opportunities for new development and redevelopment within the zone directly support the Envision Garland Comprehensive Plan and the Forest/Jupiter/Walnut Catalyst Area. The TIF #3 zone contains approximately 168 acres of land. Taxable land is approximately 168 acres. It should be noted that City Council plans to expand the zone in 2019 or 2020 to include the hospital area, after that area has hit a probable low taxable value. This two-step process of setting the TIF zone boundary will ultimately include the hospital site and adjacent properties, but will avoid burdening the TIF fund with a risk of reduced value and revenue.

City Council Ordinance No. 6976, adopted on April 03, 2018, created the zone. The TIF took effect on April 3, 2018, and will expire on December 31, 2039, or at an earlier date to be designated by the City Council. The TIF's estimated Base Year Value for 2018 is \$14,533,339. The Project and Financing Plan outlines the financial strategy to encourage

development and redevelopment and also provides estimates of revenues into the tax increment fund. As of September 30, 2018, there were no financial transactions related to TIF Zone 3.