



Downtown TIF

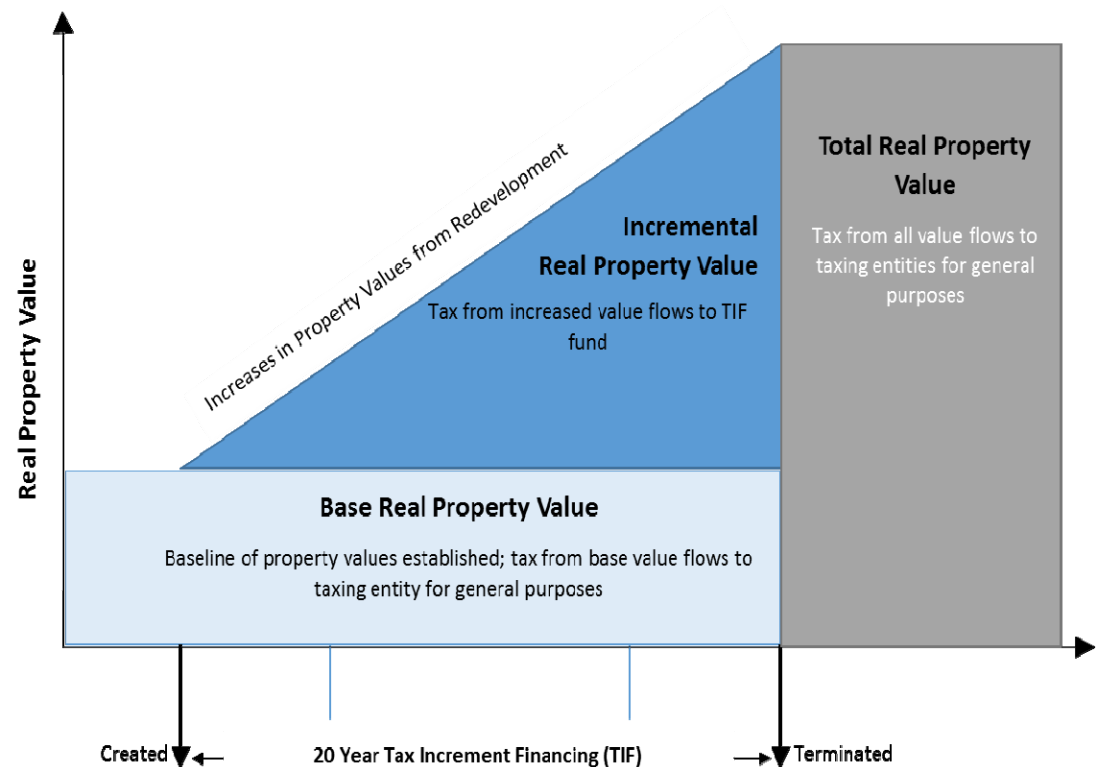
2018-19 Proposed Budget
Funding Requests and Justifications

City Council Work Session
August 23, 2018

Background – TIF #1



- Created in 2003 to fund catalyst and revitalization projects
- Incremental tax must be spent within the TIF Zone boundaries
- Funding can only be spent on items listed in the Project and Financing Plan.
- TIF #1 performing well.



GARLAND

Background – TIF #1



- TIF Board reviewed and voted on recommendations on March 28, 2018
- City Council held a public hearing and approved the proposed TIF Financing and Project Plan on May 1, 2018
- TIF Financing and Project Plan may be modified at any time, following a designated process
 - 1) TIF Board makes recommendations to Council
 - 2) Public Hearing
 - 3) Council Approval

Staff recommended revisiting during annual budget process



GARLAND

Approved TIF #1 Project Plan



TIF #1 Projects	Multi-Year Project Plan
Ad Valorem Rebate Agreement	\$2,214,100
City Center Development	4,773,812
Managed District Services	1,048,827
Public Infrastructure	750,000
Façade Improvement Program	490,000
Public Parking Lot Improvements	371,250
Wayfinding / Signage	199,980
Enhanced Square Programming	154,000
Public Art	50,000
TOTAL TIF PROJECT PLAN	\$10,051,969

Approved by Council on May 1, 2018 and Total \$3,064,057.

¹ Amount to be funded over six years, as revenues become available.

² Based on January 2018 DCAD data projections. July 2018 DCAD appraisal data support projections of an additional \$500,000 to be available over the life of the TIF. This funding will be brought to the TIF Board and to Council in the future for programming.

Downtown Development Office



Purpose and responsibilities of the DDO is to

- Implement the TIF #1 project plan
- Coordinate
 - revitalization efforts
 - policy development
 - promotional and marketing activities
 - support needs for the area
 - other initiatives that contribute to growing Downtown Garland to its full potential

Downtown Development Office

Managed District Services



Costs Include:

1) Salary and Benefits for a Downtown Coordinator and ongoing daily functions of the office.

2) Printing and Promotional activities

3) Maintenance contract for Seasonal Décor and Lighting

Description	Budgeted
Salary and benefits (1 FT & occasional temp support)	\$120,831
Office and computer supplies, basic operating expenses	7,569
Printing and Promotional Expenses	5,700
Seasonal décor & maintenance contracts	54,274
TOTAL	\$188,374



GARLAND

Downtown Development Office

Façade Improvement Program



Façade Improvement Program

\$ 98,000

- Plan includes \$98,000 per year for five years
- Available to property owners throughout the entire TIF Zone

Downtown Development Office

Public Parking Lot Improvements



Parking – Land Acquisition

\$ 55,000

- Funding to acquire land for the specific purpose of adding an improved-surface public parking lot
- Financing and Project Plan calls for possible acquisition of property in FY19 and construction in FY20.



GARLAND

Downtown Development Office

Wayfinding/Signage



TIF Zone Signage

\$ 61,160

- Off-Square Merchant Wayfinding Signs \$ 56,160
- Repair/Replacement funding for TIF Zone signs, including special gateway/kiosk signs 5,000



Downtown McKinney merchant signage.

Downtown Development Office

Enhanced Square Programming



Enhanced Square Programming

\$ 121,000

- Install electric utility upgrades to support enhanced event programming in the Square
- Additional interactive play equipment

\$ 110,000

11,000



GARLAND

Downtown Development Office

Public Art



Public Art

\$ 10,000

- Plan includes \$10,000 per year for five years
- Program details to be developed



Downtown Development Office

Public Infrastructure



TIF Public Infrastructure

\$ 216,500

- Public seating/trash cans \$ 16,500
- Semi-permanent shade structure 200,000



Downtown Development Office



Summary of Items

Item	Costs
DDO – salary and operating expenses	\$ 188,374
Façade Improvement Program – year 1	98,000
Land Acquisition – public parking lot	55,000
TIF Zone Signage	61,160
Enhanced Square Programming	121,000
Public Art	10,000
TIF Public Infrastructure	216,500
Total	\$ 750,034



GARLAND

¹ Debt service and rebate agreement expenditures are estimated to total \$444,714 during FY 2018-19, bringing the Downtown TIF Fund's total budgeted expenditures to \$1,194,748.

Downtown Development Office



Questions?