

# Tax Increment Finance (TIF) Registry

Annual Report by Municipality or County

**FOR COMPTROLLER USE ONLY**

Log year

TIF ID#

Date rec'd

Complete  Back-up Incomplete

No Back-up  No Form Submitted

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

**STEP 1: Contact Information**

City of Taylor

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Designating City or County  
 Contact Person: Rosemarie Dennis Title: Finance Director

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Current Mailing Address (number and street)  
400 Porter Street

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City: Taylor County: Williamson ZIP Code: 76574

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Phone (area code and number): 512-309-6168 Fax Number: 512-352-8483 Email Address: rosemarie.dennis@taylortx.gov

**STEP 2: Tax Increment Reinvestment Zone Information**

1. TIF Reinvestment zone name: ZONE  
**DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME**

2. Report for fiscal year beginning 10/1/2016 and ending 9/30/2017

3. Size of the TIF reinvestment zone in acres: ..... 128 acres

4. Has the size of the zone increased or decreased since creation?  Yes  No

5. If you answered "Yes" in question #4, please indicate which?  Increased  Decreased

6. Property types:  Residential  Commercial/Industrial

7. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities  Roadwork

Water/Sewer and Drainage  Parks  Other Infrastructure: \_\_\_\_\_

Other Projects

Facade Renovation  Parking  Historical Preservation

Transit  Affordable Housing  Economic Development  Other: Gateway Signage (Design)

8. TIF fund balance: ..... \$ 677,681

9. List of fund revenues:

Total tax increments received ..... \$ 261,581

Sales tax increments ..... \$ \_\_\_\_\_

Loans ..... \$ \_\_\_\_\_

Sale of bonds ..... \$ \_\_\_\_\_

Sale of property ..... \$ \_\_\_\_\_

Other ..... \$ 4,334

**TOTAL ANNUAL REVENUES \$ 943,596**

10. List of fund expenditures:

Administrative .....	\$ _____
Property purchased .....	\$ _____
Public improvements .....	\$ _____
Facade renovations .....	\$ <u>30,000</u>
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ _____
Economic development programs .....	\$ <u>125,000</u>
Other .....	\$ <u>54,568</u>
<b>TOTAL ANNUAL EXPENDITURES</b>	\$ <u>209,568</u>

11. Bonded indebtedness:

Principal due .....	\$ _____
Interest due .....	\$ _____

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions. If the zone is divided into multiple subdivisions: (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision.

12. Reinvestment zone values:

Tax increment base .....	\$ <u>24,550,177</u>
Current captured appraised value .....	\$ <u>20,429,253</u>
Tax increment reinvestment zone total (add above 2 lines together) .....	\$ <u>44,979,430</u>
Name of the subdivision 1 (if applicable) .....	_____

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base .....	\$ _____
Current captured appraised value .....	\$ _____
Tax increment reinvestment zone total (add above 2 lines together) .....	\$ _____
Name of the subdivision 2 (if applicable) .....	_____
Tax increment base .....	\$ _____
Current captured appraised value .....	\$ _____
Tax increment reinvestment zone total (add above 2 lines together) .....	\$ _____
Name of the subdivision 3 (if applicable) .....	_____

Tax increment base ..... \$ \_\_\_\_\_

Current captured appraised value ..... \$ \_\_\_\_\_

Tax increment reinvestment zone total (add above 2 lines together) ..... \$ \_\_\_\_\_

Name of the subdivision 4 (if applicable) ..... \_\_\_\_\_

TOTAL TIRZ values of all subdivisions combined ..... \$ \_\_\_\_\_

Total tax increment base of all subdivisions combined ..... \$ \_\_\_\_\_

Total current captured appraised value of all subdivisions combined ..... \$ \_\_\_\_\_

**STEP 3: Signature of Person Completing Form**

**sign here** \_\_\_\_\_ **Finance Director** \_\_\_\_\_ **9/20/2018** \_\_\_\_\_

Authorized Signature Title Date

# Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, **on or before the 150th day** following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts  
Economic Development & Analysis Division  
Post Office Box 13528  
Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at [comptroller.texas.gov/economy/local/ch311/reporting.php](http://comptroller.texas.gov/economy/local/ch311/reporting.php). From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

**Step 1: Contact information**  
This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

**Step 2: Tax Increment Reinvestment Zone Information**  
Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

**Step 3: Signature of Person Completing Form**  
The person signing the report should be the same person listed in Step 1 as the contact person.

ending 12th year  

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128 acres

Taylor Tax Increment Reinvestment Zone District #1

**ANNUAL REPORT**

September 30, 2017

Prepared by:  
Development Services Department  
The City of Taylor, Texas  
[www.taylor.tx.gov](http://www.taylor.tx.gov)  
512-352-5990

### Legislative Requirements.

Section 311.016 of the Texas Tax Code Requires that prior to the 150<sup>th</sup> day following the last day of the City's fiscal year, the City must prepare and submit a report on the status of the Zone to the chief executive officer of each taxing entity that levies taxes in the Zone.

### Distribution.

In accordance with this section the report will be distributed to:  
City Manager of the City of Taylor,  
Superintendent of the Taylor Independent School District,  
Williamson County Judge  
Texas Attorney General's Office  
Texas Comptroller's Office

Extra copies will be provided to:  
Taylor Economic Development Corporation,  
Chamber of Commerce,  
Taylor Daily Press.

Finally, the report will also be posted on the City's website.

### Local legislative History of the District.

The Taylor Tax Increment Reinvestment Zone (TIRZ) District #1 was created by Ordinance 2005-9 on June 28, 2005. The Interlocal Agreement with Williamson County was finalized by the County Commissioners on October 25, 2005. The base year for the TIRZ District is January 1, 2005.

### Geography and Map of the zone.

The zone consists of 128 acres. It is generally located in Taylor's Downtown area. However, approximately 40 percent of the district is south of the Union Pacific Rail Road.

A map of the District is attached as exhibit "A".

### Governance.

The Taylor TIRZ District #1 is governed by an Advisory Board and the City Council. The Advisory Board consists of the Main Street Advisory Board and an appointee from both the Taylor Independent School District and the County.

The TIRZ District #1 Advisory Board is responsible for reviewing information and providing recommendations to the City Council.

### Financial Data.

Section 311.016 of the Texas Tax Code requires that the following information be provided to each taxing unit that collects taxes in the District:

1. The amount and source of revenues in the TIRZ fund. The District was created on January 1, 2005. The 2017 disbursement from the City was \$164,229.33 and the 2017 disbursement from the County was \$97,351.31. Total revenue to the TIRZ fund #1 since its inception is \$1,468,554.26.

Exhibit "A"



TAYLOR TIF ZONE # 1

2. The amount and purpose of expenditures from the TIRZ Fund. Please see Exhibit "B" for expenditures during this reporting period. Total expenditures since the inception of TIRZ Fund #1 is \$688,731.86.
3. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness.
4. The tax increment base and current captured appraisal value retained by the zone. The January 1, 2005 initial tax base was \$24,550,177. The 2017 taxable value is \$46,736,239, which is an increase of 1,698,792 from the 2016 taxable value of \$45,037,447.
5. The captured appraisal value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Tax Increment Financing Plan adopted by the City Council. No activity to report during this period.
6. The current balance of the TIRZ fund as of September 30, 2017 is \$734,027.86

Questions regarding this report should be directed to:

Ms. Ashley Lumpkin, AICP  
Director of Development Services  
400 Porter Street  
Taylor Texas 76574  
Ashley.lumpkin@taylortx.gov  
512-352-5990

Exhibit "B"

Taylor TIRZ Fund #1  
 2017 Financial Report: October 1, 2016-September 30, 2017

Beginning Fund Balance	\$677,680.65
REVENUE	
City TIRZ Payment	\$164,229.33
County TIRZ Payment	\$97,351.31
Interest	\$4,334.49
Total Revenues	\$265,915.13

Total Available Revenue	\$943,595.78
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Approved projects funded in fiscal year 2016-2017:	
Downtown Plan Master Plan Implementation	\$54,567.92 -
Texas Beer Company	\$125,000
Encumbered funds:	
Downtown Master Plan Implementation - This item will be funding partially by the 2016 unencumbered fund balance and the 2016-2017 revenue	\$650,000 -
Façade Grants (Transfer to Main Street Fund)	\$30,000
Total Expenditures	\$209,567.92
Ending Fund Balance	\$734,027.86