

# 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**

Designating City or County \_\_\_\_\_

Contact Person \_\_\_\_\_ Title \_\_\_\_\_

Current Mailing Address (number and street) \_\_\_\_\_

City \_\_\_\_\_ County \_\_\_\_\_ ZIP Code \_\_\_\_\_

Phone (area code and number) \_\_\_\_\_ Fax Number \_\_\_\_\_ Email Address \_\_\_\_\_

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

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

2. Report for fiscal year beginning \_\_\_\_\_ and ending \_\_\_\_\_ .

3. Size of the TIF reinvestment zone in 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: \_\_\_\_\_

8. TIF fund balance: \_\_\_\_\_ \$

9. List of fund revenues:

Total tax increments received \_\_\_\_\_ \$

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

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

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

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

Other \_\_\_\_\_ \$

**TOTAL ANNUAL REVENUES** \$ \_\_\_\_\_

10. List of fund expenditures:

- Administrative ..... \$ \_\_\_\_\_
- Property purchased ..... \$ \_\_\_\_\_
- Public improvements ..... \$ \_\_\_\_\_
- Facade renovations ..... \$ \_\_\_\_\_
- Parking ..... \$ \_\_\_\_\_
- Historic preservation ..... \$ \_\_\_\_\_
- Transit ..... \$ \_\_\_\_\_
- Affordable housing ..... \$ \_\_\_\_\_
- Economic development programs ..... \$ \_\_\_\_\_
- Other ..... \$ \_\_\_\_\_

**TOTAL ANNUAL EXPENDITURES** \$ \_\_\_\_\_

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 ..... \$ \_\_\_\_\_
- Current captured appraised value ..... \$ \_\_\_\_\_
- Tax increment reinvestment zone total (add above 2 lines together) ..... \$ \_\_\_\_\_
- 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** ▶

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.



February 19, 2019

To Whom It May Concern:

Please find enclosed a copy of the fiscal year 2018 annual report for the Taylor Tax Increment Reinvestment Zone #1.

If you have any questions regarding the report, please feel free to contact me at [tom.yantis@taylortx.gov](mailto:tom.yantis@taylortx.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Yantis", is written over the typed name.

Tom Yantis  
Assistant City Manager/  
Director of Development Services

# Taylor Tax Increment Reinvestment Zone District #1

## ***ANNUAL REPORT***

For Fiscal Year Ending September 30, 2018

Prepared by:  
Development Services Department  
The City of Taylor, Texas  
[www.taylortx.gov](http://www.taylortx.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. Please see Exhibit "B" for a breakdown of TIRZ revenues for this reporting period. The **FY 2018 TIRZ revenues** were:  
\$290,729.44
2. **Total revenue** to the TIRZ fund #1 since its inception in 2005 is:

City and County	= \$1,692,135.53
Interest	= \$ 21,352.81
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Total	= \$1,713,488.34

3. The amount and purpose of expenditures from the TIRZ Fund. Please see Exhibit "B" for a breakdown of expenditures for this reporting period. The **FY 2018 TIRZ expenditures** were: \$269,170.61
4. **Total expenditures** since the inception of TIRZ Fund #1 is: \$957,901.55
5. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness reported in FY 2018.
6. The tax increment base and current captured appraised value retained by the zone.

The tax increment base in January 1, 2005 was:	\$24,550,177.
The 2018 taxable value was:	\$46,725,895
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The 2018 captured appraised value was:	\$22,175,718
7. The increase in taxable value between 2017 and 2018 was \$1,746,465.
8. The captured appraised 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.
9. The fund balance of the TIRZ fund as of September 30, 2018 was \$755,586.69

Questions regarding this report should be directed to:  
Tom Yantis, AICP  
Assistant City Manager / Director of Development Services  
400 Porter Street  
Taylor Texas 76574  
tom.yantis@taylortx.gov  
512-352-5990

Exhibit "A"



TAYLOR TIF ZONE # 1



Exhibit "B"

Taylor TIRZ Fund #1  
 2018 Financial Report: October 1, 2017--September 30, 2018

Beginning Fund Balance \$734,027.86

REVENUE

City TIRZ Payment \$176,962.23

County TIRZ Payment \$103,456.16

Interest \$ 10,311.05

Total Revenues \$290,729.44

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Total Available Revenue \$1,024,757.30

Approved projects funded in fiscal year 2017-18:	
Downtown Plan Master Plan Implementation –SEC Planning (Gateway Signs/Heritage Park Signage)	\$69,170.61
Heritage Park (CIP)	\$170,000.00
Façade Grants (Transfer to Main Street Fund)	\$30,000.00
<b>Total Expenditures</b>	<b>\$269,170.61</b>
Ending Fund Balance	\$755,586.69
Encumbered funds:	
Downtown Master Plan Implementation – Gateway signage (FY 2019)	\$300,000.00
Heritage Park (FY 2019 – 2030)	\$4,088,428.00