

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. 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.

Taylor Tax Increment Reinvestment Zone District #1

ANNUAL REPORT

For Fiscal Year Ending September 30, 2019

Prepared by:
Development Services Department
The City of Taylor, Texas
www.taylortx.gov
512-352-5990

Legislative Requirements.

Section 311.016 of the Texas Tax Code Requires that prior to the 150th 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 Railroad.

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 2019 TIRZ revenues** were:
\$245,646.87
2. **Total revenue** to the TIRZ fund #1 since its inception in 2005 is:

City and County	= \$1,914,482.50
Interest	= \$ 44,652.71
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Total	= \$1,952,135.21

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 2019 TIRZ expenditures** were: \$400,939.66
4. **Total expenditures** since the inception of TIRZ Fund #1 is: \$1,358,841.21
5. The amount of principal and interest due on outstanding bonded indebtedness. The Fund has no bonded indebtedness reported in FY 2019.
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 2019 taxable value was:	\$45,036,745
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The 2018 captured appraised value was:	\$20,486,568
7. The change in taxable value between FY2018 and FY2019 was -\$1,689,150. This negative difference is the result of no longer including personal property in the calculation of the tax increment.
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, 2019 was \$600,293.90

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
 2019 Financial Report: October 1, 2018--September 30, 2019

Beginning Fund Balance \$755,586.69

REVENUE

City TIRZ Payment \$149,619.00

County TIRZ Payment \$ 72,727.97

Interest \$ 23,299.90

Total Revenues \$245,646.87

Total Available Revenue \$1,001,233.56

Approved projects funded in fiscal year 2018-19:	
Downtown Plan Master Plan Implementation – Gateway sign	\$42,261.66
Heritage Park Debt Service Contribution	\$343,678.00
Façade Grants (Transfer to Main Street Fund)	\$15,000.00
Total Expenditures	\$400,939.66
Ending Fund Balance	\$600,293.90
Encumbered funds:	
Downtown Master Plan Implementation – Gateway signage (FY 2019)	\$250,000.00
Heritage Park (FY 2019 – 2030)	\$3,744,750.00