

**Notice of Meeting for the
Williams Drive TIRZ Board
of the City of Georgetown
July 16, 2019 at 4:00 PM
at 808 Martin Luther King Jr Street, Georgetown, TX 78626, Community Room**

The City of Georgetown is committed to compliance with the Americans with Disabilities Act (ADA). If you require assistance in participating at a public meeting due to a disability, as defined under the ADA, reasonable assistance, adaptations, or accommodations will be provided upon request. Please contact the City Secretary's Office, at least three (3) days prior to the scheduled meeting date, at (512) 930-3652 or City Hall at 808 Martin Luther King Jr. Street, Georgetown, TX 78626 for additional information; TTY users route through Relay Texas at 711.

Legislative Regular Agenda

- A Call to Order
- B Review minutes from the July 18, 2018 Williams Drive TIRZ Board Meeting - Amy Mertink, Board Liaison
- C Presentation of the Annual Financial Report for the Williams Drive TIRZ - Paul Diaz, Budget Manager
- D Presentation and discussion of the Williams Drive Subarea Plan and 2030 Comprehensive Plan update – Nat Waggoner, AICP, Long Range Planning Manager
- E July 2019 Project Updates-Wesley Wright, P.E., Systems Engineering Director

Adjournment

Certificate of Posting

I, Robyn Densmore, City Secretary for the City of Georgetown, Texas, do hereby certify that this Notice of Meeting was posted at City Hall, 808 Martin Luther King Jr. Street, Georgetown, TX 78626, a place readily accessible to the general public as required by law, on the _____ day of _____, 2019, at _____, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Robyn Densmore, City Secretary

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

Call to Order

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Amy Mertink, Board Liaison

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

Review minutes from the July 18, 2018 Williams Drive TIRZ Board Meeting - Amy Mertink, Board Liaison

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Amy Mertink, Board Liaison

ATTACHMENTS:

	Description	Type
☐	2018 Minutes	Backup Material

MINUTES
Williams Drive Gateway Tax Increment Reinvestment Zone (TIRZ)
City of Georgetown, Texas
July 18, 2018 at 10:00 A.M.

The Williams Drive Gateway Tax Increment Reinvestment Zone (TIRZ) met on July 18, 2018 at 10:00 AM in the City Hall Main Floor Conference Room, located at 113 East 8th Street, Georgetown, Texas.

Board Members Present

Dale Ross, Chair
David Morgan
Valerie Nicholson
Brad Curlee

City Staff Present

Laurie Brewer, Assistant City Manager
Leigh Wallace, Finance Director
Paul Diaz, Budget Manager
Nathaniel Waggoner
Sofia Nelson

Board Members Absent

Steve West

Guests Present

Tim Haynie

Legislative Regular Agenda

Dale Ross, Chair, called the meeting to order at 10:30 a.m.

A. Review minutes from the September 25, 2017 Williams Drive TIRZ Board Meeting – Danella Elliott

Motion to approve the minutes from the September 25, 2017 Williams Drive TIRZ Board Meeting by Brad Curlee; second by Mayor Ross. Approved 3-0. Valerie Nicholson and Steve West absent for the vote.

B. Presentation of the Annual Financial Report for the Williams Drive TIRZ – Leigh Wallace, Finance Director

Leigh gave an overview of the 2018-19 Financial Report and explained that it is presented to the board annually to satisfy state reporting requirements. She noted that the base value was approximately \$20M when this TIRZ was created in 2007, and as the area develops, the incremental value is used for projects.

David Morgan explained when the TIRZ was created and how one operates. He said that the vision hasn't changed, but the downturn in the economy several years ago slowed things down. We are in a holding pattern to decide what to do, working with the school and using the Market Study as a resource for possible proposals. The smart thing about the TIRZ is that commitment of infrastructure has been made.

The board thanked Leigh and David for the report.

C. Presentation and discussion of the Williams Drive Study – Nathaniel Waggoner, AICP, PMP, Long Range Planning Manager

Nat Waggoner explained that the purpose of this presentation was to provide an overview of FY18 and FY19 implementation activities involving the TIRZ District. In 2017, staff provided the TIRZ Board an overview of the Williams Drive Study, including details on the adopted Implementation Plan. Since then,

MINUTES
Williams Drive Gateway Tax Increment Reinvestment Zone (TIRZ)
City of Georgetown, Texas
July 18, 2018 at 10:00 A.M.

the City applied to CAMPO for Federal funding to support construction and engineering for several intersections along Williams Drive, as well as improvements to the sidewalk network. Approximately \$125,000 of Williams Drive TIRZ Funding will be leveraged to secure 1.38M grant award from CAMPO.

The City has begun work to incorporate the land use findings from the Centers Ara of Williams Drive Study as part of the update to the City’s Comprehensive Plan update. Policy recommendations and public outreach related to land use within the TIRZ will begin in the spring of 2019. Work will commence this summer on the Rivery Boulevard extension project and expected to be completed by mid-2019, followed by construction of the Northwest Blvd Bridge, providing a parallel route to Williams Drive from Austin Avenue to Lakeway Drive.

Discussion followed, and Mayor said that traffic will not get better, it is really about managing traffic/growth.

The board thanked Nat for his presentation.

Adjournment

Motion to adjourn by Val Nicholson; second Mayor Ross. Approved 4-0. Steve West absent.

The meeting adjourned at 10:50 a.m.

Dale Ross, Chair
Board Chair

Date

Amy Mertink
Board Liaison

Date

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

Presentation of the Annual Financial Report for the Williams Drive TIRZ - Paul Diaz, Budget Manager

ITEM SUMMARY:

Annual Financial Report for the Williams Drive TIRZ

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Paul Diaz, Budget Manager

ATTACHMENTS:

	Description	Type
☐	Presentation	Exhibit
☐	Williams TIRZ map	Backup Material
☐	Value Charts	Backup Material
☐	Fund Schedule	Backup Material
☐	Revenues	Backup Material
☐	Expenses	Backup Material

Williams Gateway TIRZ

FY2019 Projections

- After the audit and CAFR process, the FY2018 ending balance totaled \$208,213.
- FY2019 property tax revenues are projected to finish the year at budget.
- FY2019 expenses are projected to finish at zero.

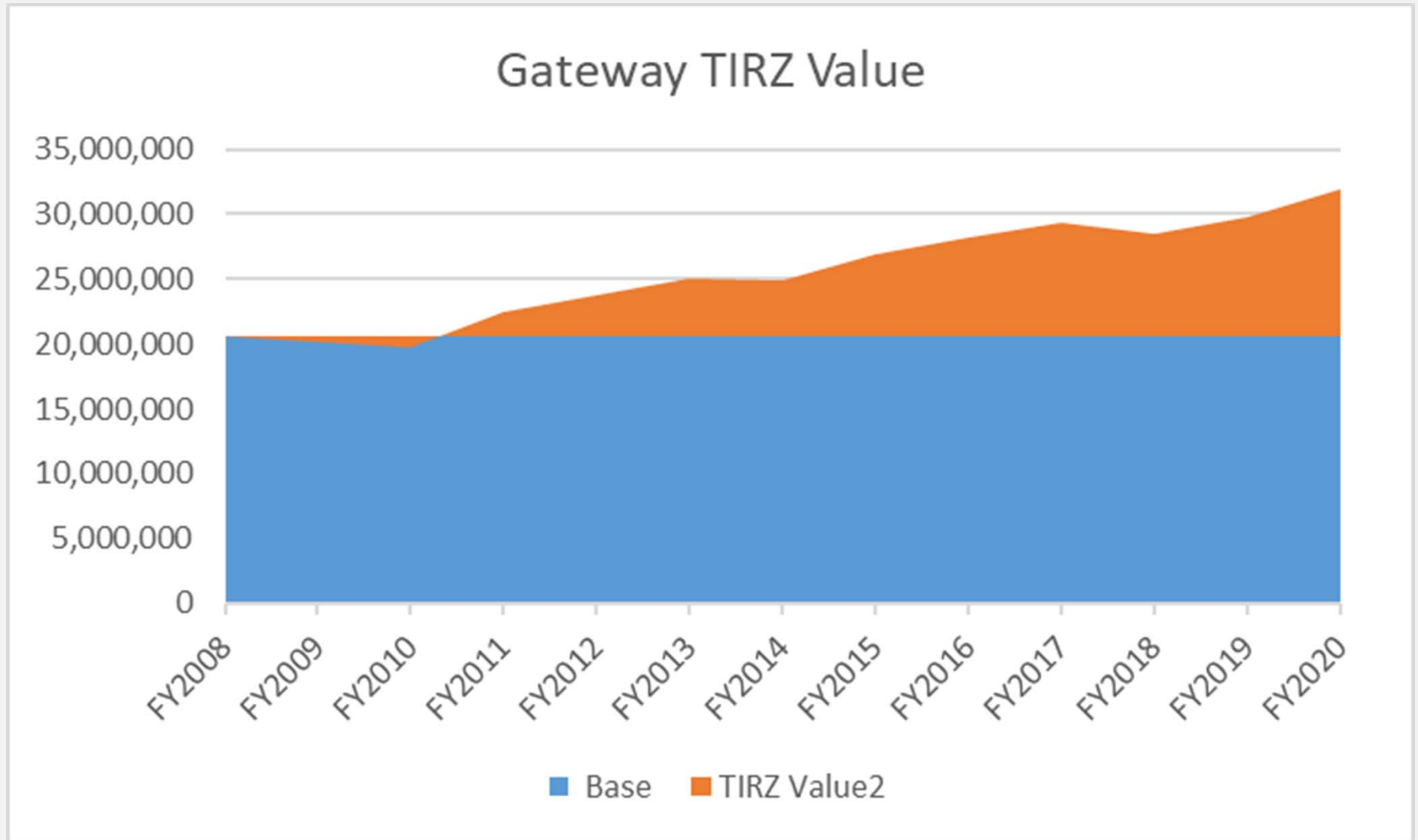
FY2020 Budget

- FY2020 revenues total \$49042, which represents an increase of 22.3% over FY2019 projections.
 - Continue to see growth in assessed value in the TIRZ.

TIRZ Value and Revenue

Year	Total AV	Tax Rate	TIRZ Value	TIRZ Revenue
FY2008	20,667,982		-	-
FY2009	20,209,721	0.35622	(458,261)	(1,632)
FY2010	19,716,803	0.35622	(951,179)	(3,388)
FY2011	22,518,020	0.35622	1,850,038	6,590
FY2012	23,728,705	0.3875	3,060,723	11,860
FY2013	24,993,971	0.41	4,325,989	17,737
FY2014	24,935,151	0.4395	4,267,169	18,754
FY2015	26,911,855	0.434	6,243,873	27,098
FY2016	28,235,513	0.434	7,567,531	32,843
FY2017	29,360,809	0.424	8,692,827	36,858
FY2018	28,518,568	0.42	7,850,586	32,972
FY2019	29,851,397	0.42	9,183,415	38,570
FY2020	31,987,406	0.42	11,319,427	47,542

TIRZ Value



FY2020 Budget

- FY2020 expenses total \$0.
 - There are no expenses budgeted in the fund at this time.

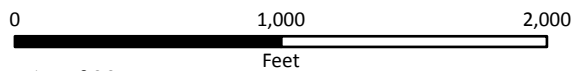
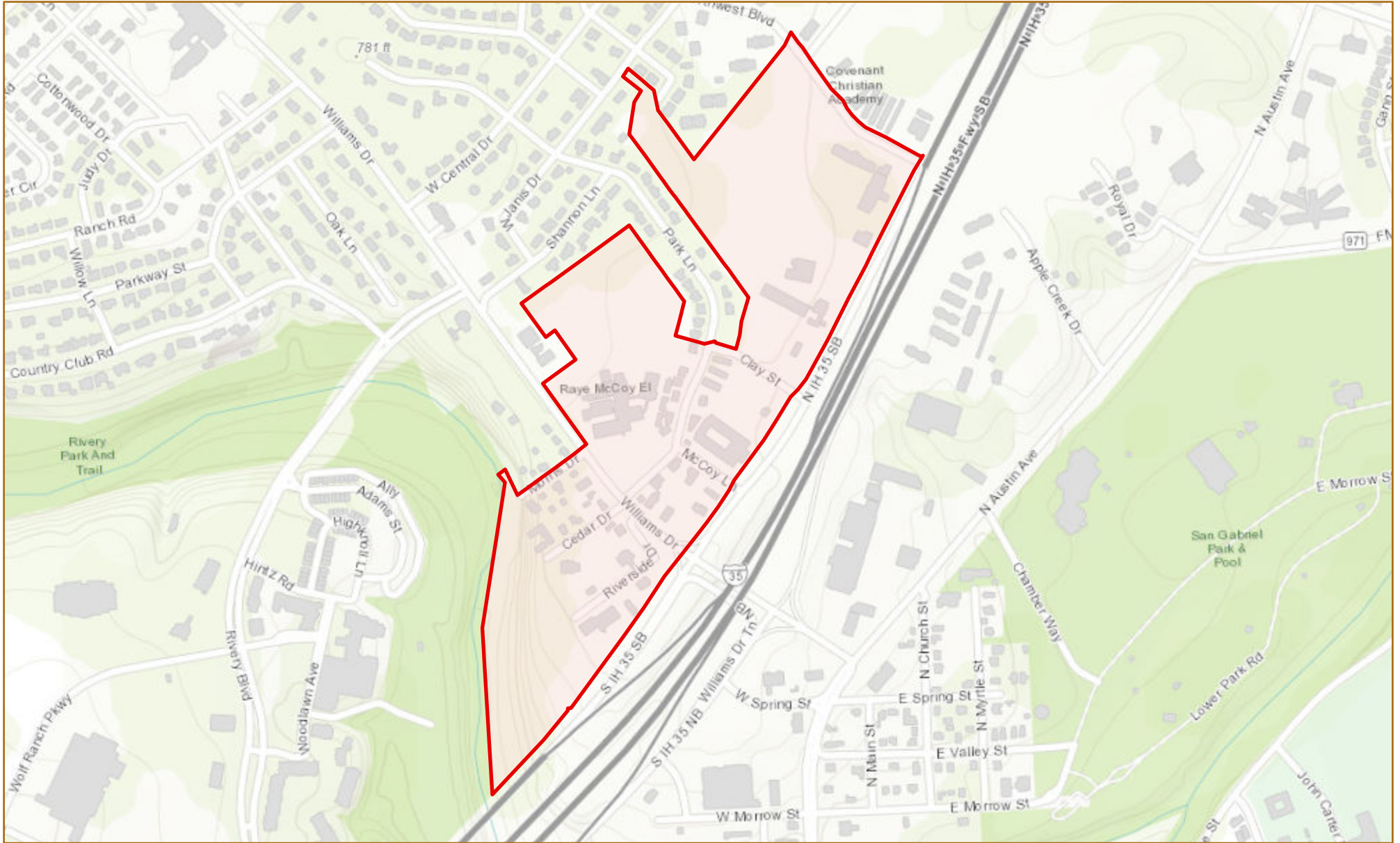
Fund Schedule

	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Beginning Fund Balance	168,414	182,426	208,213	248,283	-	248,283
Revenues	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Tax Revenue	37,412	38,570	38,570	47,542	-	47,542
Interest	2,387	1,500	1,500	1,500	-	1,500
Grand Total	39,799	40,070	40,070	49,042	-	49,042
Expenses	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Capital Improvements	-	120,000	-	-	-	-
Grand Total	-	120,000	-	-	-	-
	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Available Fund Balance	208,213	102,496	248,283	297,325	-	297,325
CAFR Adjustment	-	-	-	-	-	-
Ending Fund Balance	208,213	102,496	248,283	297,325	-	297,325

Questions



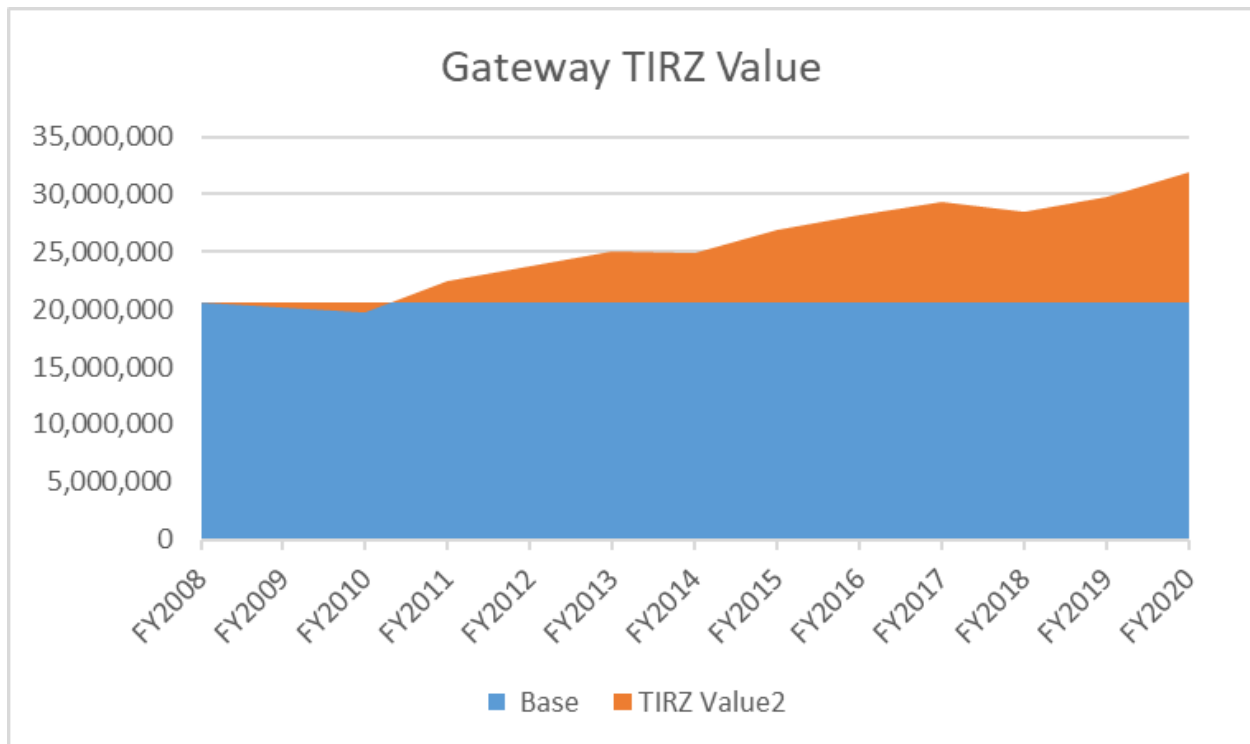
TIRZ MAP FOR WILLIAMS DRIVE GEORGETOWN



 Williams Drive TIRZ Outline

WILLIAMS GATEWAY TIRZ

Year	Total AV	Tax Rate	TIRZ Value	TIRZ Revenue
FY2008	20,667,982		-	-
FY2009	20,209,721	0.35622	(458,261)	(1,632)
FY2010	19,716,803	0.35622	(951,179)	(3,388)
FY2011	22,518,020	0.35622	1,850,038	6,590
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	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
Beginning Fund Balance	168,414	182,426	208,213	248,283	-	248,283
Revenues						
Tax Revenue	37,412	38,570	38,570	47,542	-	47,542
Interest	2,387	1,500	1,500	1,500	-	1,500
Grand Total	39,799	40,070	40,070	49,042	-	49,042
Expenses						
Capital Improvements	-	120,000	-	-	-	-
Grand Total	-	120,000	-	-	-	-
Available Fund Balance	208,213	102,496	248,283	297,325	-	297,325
CAFR Adjustment	-	-	-	-	-	-
Ending Fund Balance	208,213	102,496	248,283	297,325	-	297,325

Revenues

Row Labels	GL Mapping	FY2018 Actuals	FY2019 Budget	FY2019 YTD	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
295-4-0001-40-100 AD VALOREM TAX	Tax Revenue	37,412	38,570		38,570	47,542	-	47,542
295-4-0001-42-100 ALLOCATED INTEREST	Interest	2,387	1,500		1,500	1,500	-	1,500
		39,799	40,070	-	40,070	49,042	-	49,042

Expenses

Row Labels	GL Mapping	FY2018 Actuals	FY2019 Budget	FY2019 Projected	FY2020 Base Budget	FY2020 Changes	FY2020 Budget
295-9-0602-90-001 CAPITAL IMPROVEMENTS	Capital Improvements	-	120,000	-	-	-	-
		-	120,000				

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

Presentation and discussion of the Williams Drive Subarea Plan and 2030 Comprehensive Plan update –
Nat Waggoner, AICP, Long Range Planning Manager

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Nat Waggoner, AICP, Long Range Planning Manager

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

July 2019 Project Updates-Wesley Wright, P.E., Systems Engineering Director

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Wesley Wright, P.E., Systems Engineering Director

City of Georgetown, Texas
Williams Drive TIRZ Board
July 16, 2019

SUBJECT:

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Amy Mertink, Board Liaison