

**Notice of Meeting for the
Williams Drive TIRZ Board
of the City of Georgetown
July 29, 2020 at 3:15 PM
at Telecommuting**

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.

Consistent with Governor Greg Abbott's suspension of various provisions of the Open Meetings Act, effective August 1, 2020 and until further notice, to reduce the chance of COVID-19 transmission, all City of Georgetown Advisory Board meetings will be held virtually. Public comment will be allowed via teleconference; no one will be allowed to appear in person.

To participate, please copy and paste the following weblink into your browser:

Weblink:

[Join Microsoft Teams Meeting](#)

+1 512-672-8405 United States, Austin (Toll)

Conference ID: 465 975 057#

Citizen comments are accepted in three different formats:

- 1 . Submit written comments to shirley.rinn@georgetown.org by 1:00 p.m. on the date of the meeting and the Recording Secretary will read your comments into the recording during the item that is being discussed.**
- 2. Log onto the meeting at the link above and "raise your hand" during the item**
- 3. Use your home/mobile phone to call the toll-free number**

To join a Teams meeting, click on the link provided and join as an attendee. You will be asked to enter your name and email address (this is so we can identify you when you are called upon). To speak on an item, click on the "Raise your Hand" option at the bottom of the Teams meeting webpage once that item has opened. When you are called upon by the Recording Secretary, your device will be remotely un-muted by the Administrator and you may speak for three minutes. Please state your name clearly, and when your time is over, your device will be muted again.

Use of profanity, threatening language, slanderous remarks or threats of

harm are not allowed and will result in you being immediately removed from the meeting.

Regular Session

(This Regular Session may, at any time, be recessed to convene an Executive Session for any purpose authorized by the Open Meetings Act, Texas Government Code 551.)

- A Discussion on how this virtual conference will be conducted, to include options for public comments and how the public may address the Commission – Mayor Dale Ross, Chair

Legislative Regular Agenda

- B Review the minutes from the July 18, 2019 Williams Drive Gateway Tax Increment Reinvestment zone (TIRZ) Board Meeting – Mayor Dale Ross, Chair
- C Presentation of the annual financial report for the Gateway Tax Increment Reinvestment Zone – Laurie Brewer, Assistant City Manager

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 _____, 2020, 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 29, 2020

SUBJECT:

Discussion on how this virtual conference will be conducted, to include options for public comments and how the public may address the Commission – Mayor Dale Ross, Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Danella Elliott

City of Georgetown, Texas
Williams Drive TIRZ Board
July 29, 2020

SUBJECT:

Review the minutes from the July 18, 2019 Williams Drive Gateway Tax Increment Reinvestment zone (TIRZ) Board Meeting – Mayor Dale Ross, Chair

ITEM SUMMARY:

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Danella Elliott

ATTACHMENTS:

	Description	Type
☐	Williams Drive Gateway TIRZ Minutes 7.18.19	Backup Material

MINUTES
Williams Drive Gateway Tax Increment Reinvestment Zone (TIRZ)
City of Georgetown, Texas
July 16, 2019 at 4:00 P.M.

The Williams Drive Gateway Tax Increment Reinvestment Zone (TIRZ) met on July 16, 2019 at 4:00 PM in the City Hall Community Room, located at 808 Martin Luther King Jr Street, Georgetown, Texas.

Board Members Present

Mayor Dale Ross, Chair
David Morgan, City Manager
Brad Curlee

City Staff Present

Laurie Brewer, Assistant City Manager
Leigh Wallace, Finance Director
Paul Diaz, Budget Manager
Nathaniel Waggoner, Long Range Planning Manager
Wes Wright, Systems Engineering Director
Ray Miller, Transportation Planning Coordinator
Laci Grobler, Sr Accountant
Amy Mertink, Finance Admin

Board Members Absent

Steve West
Valerie Nicholson, Councilmember

Guests Present

Legislative Regular Agenda

A. Call to Order

Dale Ross, Chair, called the meeting to order at 4:02 PM

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

David Morgan motioned to approve the minutes, 2nd by Brad Curlee, approved 3-0.

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

Paul Diaz reviewed the FY2019 projections and the FY2020 proposed budget, including details on revenues and expenses. He then showed the board detailed revenue and TIRZ value trends. Mayor Ross asked about financial commitments with the TIRZ and David Morgan confirmed there are no commitments. Brad Curlee asked about the NW Blvd extension project and it was clarified that the project is physically within the TIRZ boundaries but it is not financially in the TIRZ.

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

Nat Waggoner presented on the 2030 comp plan in relation to the Williams Drive area. A steering committee has been formed since last year. A public survey has also been completed to assess the importance of various improvements that could be done in the Williams Drive area. Next steps are to bring the results to council for further direction on possible improvement projects to move forward with.

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

Wesley Wright gave a project update and reviewed timelines for the Rivery Blvd, Williams Dr bridge at IH

MINUTES
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35, and the NW Blvd Bridge/971 road improvements. He explained that the projects are physically within the TIRZ but are not financially within the TIRZ. Questions from the Mayor came up regarding how far the 4 lanes will extend on 971 as there is a school in the area. Wes explained that it will not go as far as the school. Mayor Ross also asked about the 2008 road bond and discussion followed between Laurie Brewer, David Morgan, and the mayor. Exact details on the bond will be provided to the mayor as soon as possible.

Adjournment

Motion to adjourn at 4:43 by David Morgan; 2nd by Brad Curlee. Approved 3-0

Dale Ross, Chair
Board Chair

Date

Amy Mertink
Board Liaison

Date

City of Georgetown, Texas
Williams Drive TIRZ Board
July 29, 2020

SUBJECT:

Presentation of the annual financial report for the Gateway Tax Increment Reinvestment Zone – Laurie Brewer, Assistant City Manager

ITEM SUMMARY:

An annual meeting of the TIRZ board is required by the by-laws. This is traditionally completed in late Summer, so that the board can review the previous year’s financial activity, as well as have a preview of the upcoming budget proposal for the TIRZ.

SPECIAL CONSIDERATIONS:

Council is scheduled to act on all components of the FY2021 budget in August 2020.

ATTACHMENTS:

Presentation, including fund schedule, history, zone map, history

FINANCIAL IMPACT:

N/A

SUBMITTED BY:

Danella Elliott

ATTACHMENTS:

	Description	Type
□	Williams Drive Gateway TIRZ Presentation and Financial Report	Presentation

Williams Drive Gateway TIRZ

Fiscal Year 19 Year End Balances

Fiscal Year 20 and 21 Budget Update

Tax Increment Reinvestment Zones

- Also called TIF – Tax Increment Financing
- Geographical area where property tax revenues are dedicated from incremental increase in assessed values towards improvements in the zone
 - Property would not develop otherwise
- Sets aside additional revenue accrued due to valuation increases after establishment of TIRZ
 - Improvement plan is approved
 - Revenues to be utilized towards improvements in the district
- Authorized by Texas Constitution and Chapter 311 of Tax Code

Role of Board

- Advisory to the Council
 - Council is final decision point for TIRZ activity
- Board approves/recommends the project and funding plans
- Annual meetings required to review financial activity

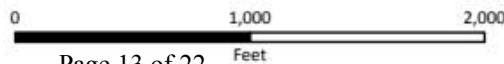
Background

- Created to support pedestrian, mixed use development
- Consistent with Williams Drive Gateway Redevelopment Plan
- 2008 is the base year
- 25 years
- \$25 million expected in infrastructure for project plan

Project Plan

<i>Project</i>
1. Construct additional surface and structured parking
2. Re-configure on-street parking to maximize number of spaces
3. Install additional landscaping around existing surface parking lots
4. Develop a master landscape and streetscape plan
5. Expand pedestrian amenities throughout zone to include: bike racks, benches, trash cans, lighting, public restrooms, public art, pedestrian crossing systems
6. Construct new City and County offices and facilities within the zone
7. Develop additional small parks within the zone
8. Construct and outdoor performance space
9. Add public art along sidewalks
10. Create a scenic overlook for the San Gabriel River
11. Bring all sidewalks into compliance with Downtown Master Plan sidewalk hierarchy
12. Install brick crosswalks
13. Install pedestrian controlled street crossings
14. Create bike routes
15. Create a public transit shuttle service to downtown
16. Create additional housing units
17. Create a hotel and convention site
18. Create a wayfinding signage program and install signage
19. Improve signage along trails
20. Bury overhead utility lines
21. Replace and upgrade water and sewer lines
22. Build a regional water quality system for the zone
23. Make Williams Drive more pedestrian friendly

TIRZ MAP FOR WILLIAMS DRIVE GEORGETOWN



 Williams Drive TIRZ Outline

FY2020 Projections

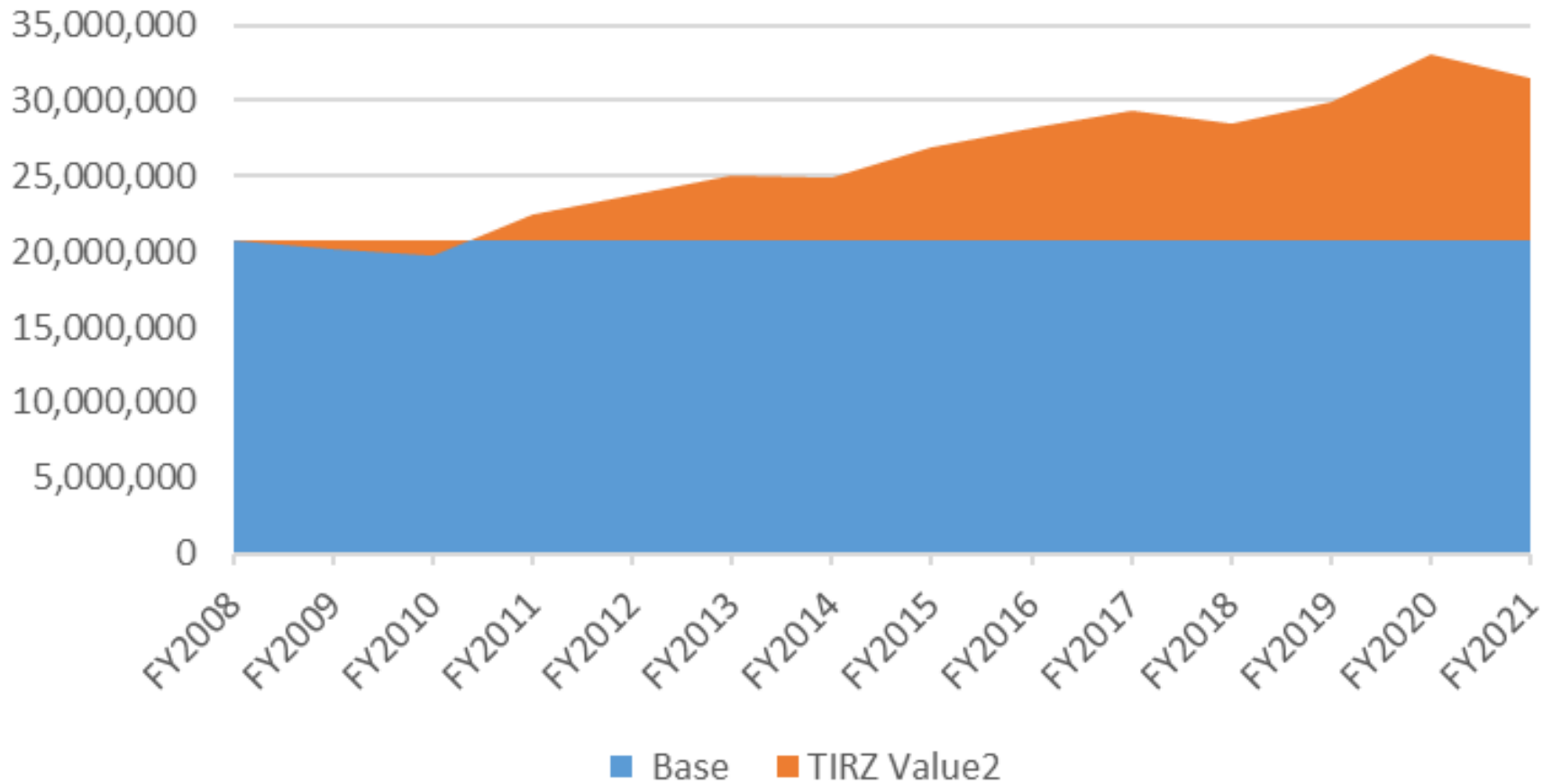
- After the audit and CAFR process, the FY2019 ending balance totaled \$254,965
- FY2020 property tax revenues are projected to finish the year slightly higher than budget
- No expenses budgeted for FY2020

TIRZ Value and Revenue - History

Year	Total AV	Tax Rate	TIRZ Value	TIRZ Revenue	Base	TIRZ Value2
FY2008	20,667,982		-	-	20,667,982	-
FY2009	20,209,721	0.35622	(458,261)	(1,632)	20,667,982	(458,261)
FY2010	19,716,803	0.35622	(951,179)	(3,388)	20,667,982	(951,179)
FY2011	22,518,020	0.35622	1,850,038	6,590	20,667,982	1,850,038
FY2012	23,728,705	0.3875	3,060,723	11,860	20,667,982	3,060,723
FY2013	24,993,971	0.41	4,325,989	17,737	20,667,982	4,325,989
FY2014	24,935,151	0.4395	4,267,169	18,754	20,667,982	4,267,169
FY2015	26,911,855	0.434	6,243,873	27,098	20,667,982	6,243,873
FY2016	28,235,513	0.434	7,567,531	32,843	20,667,982	7,567,531
FY2017	29,360,809	0.424	8,692,827	36,858	20,667,982	8,692,827
FY2018	28,518,568	0.42	7,850,586	32,972	20,667,982	7,850,586
FY2019	29,851,397	0.42	9,183,415	38,570	20,667,982	9,183,415
FY2020	33,097,664	0.42	12,429,682	52,205	20,667,982	12,429,682
FY2021	31,521,989	0.42	10,854,007	45,587	20,667,982	10,854,007

TIRZ Value

Gateway TIRZ Value



FY2021 Budget

- FY2021 revenues total \$50,111
 - Relatively flat value
 - Increase will become more dramatic after McCoy site redevelopment
 - FY2021 Administrative Expense
 - Includes fees for appraisal district, tax collection, accounting/finance, legal and city management
 - Ending Balance of \$346K

Fund Schedule

	FY2019 Actuals	FY2020 Budget	FY2020 Projected	FY2021 Base Budget	FY2021 Changes	FY2021 Budget
Beginning Fund Balance	208,213	248,283	254,965	306,206	-	306,206
Revenue	FY2019 Actual	FY2020 Budget	FY2020 Projected	FY2021 Base Budget	FY2021 Changes	FY2021 Budget
Allocated Interest	4,236	1,500	2,500	1,000		1,000
Property Taxes	42,515	47,542	48,742	49,111		49,111
Grand Total	46,751	49,042	51,242	50,111		50,111
Expense	FY2019 Actual	FY2020 Budget	FY2020 Projected	FY2021 Base Budget	FY2021 Changes	FY2021 Budget
Administrative Allocation	-	-	-	10,000	-	10,000
Construction	-	-	-	-	-	-
Grand Total	-	-	-	10,000	-	10,000
	FY2019 Actuals	FY2020 Budget	FY2020 Projected	FY2021 Base Budget	FY2021 Changes	FY2021 Budget
Ending Fund Balance	254,964	297,325	306,206	346,317	-	346,317
CAFR Adjustment	1	-	-	-	-	-
Contingency	-	-	-	-	-	-
Reserved for Capital	-	-	-	-	-	-
Available Fund Balance	254,965	297,325	306,206	346,317	-	346,317

Next Steps

- Council reviews and adopts budget
 - August/September
- Continue to analyze long term plan for this TIRZ
 - Gateway landscaping
 - Roadway improvements associated with TxDot intersection improvements
- New fiscal year begins October 1

Questions



City of Georgetown, Texas
Williams Drive TIRZ Board
July 29, 2020

SUBJECT:

ITEM SUMMARY:

FINANCIAL IMPACT:

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SUBMITTED BY:

Danella Elliott

City of Georgetown, Texas
Williams Drive TIRZ Board
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