



CITY OF BAY CITY

MINUTES • JULY 17, 2019

Council Chambers

Regular Meeting – TIRZ Board 1

3:30 PM

1901 5TH STREET
BAY CITY, TX 77414

I. CALL TO ORDER & CERTIFICATION OF QUORUM

| Attendee Name | Title | Status | Arrived |
|------------------|--------------|---------|---------|
| David Holubec | Supervisor | Present | |
| Julie Estlinbaum | Councilwoman | Excused | |
| DC Dunham | Board Member | Present | |
| William Bell Jr | Chairman | Present | |
| Stuart Lynn | Board Member | Present | |
| Bryan Prochnow | Board Member | Present | |
| Craig Hlavinka | Board Member | Present | |
| Kent Pollard | Board Member | Present | |
| Gary Graham | Board Member | Present | |

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES SUMMARY

1. Minutes

~ ACCEPT MINUTES SUMMARY FROM THE MAY 30, 2018 TIRZ #1 BOARD MEETING.

David Holubec, City Secretary

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | DC Dunham, Board Member |
| SECONDER: | Stuart Lynn, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Lynn, Prochnow, Hlavinka, Pollard, Graham |
| EXCUSED: | Estlinbaum |

Enacted and approved this 17th day of July, 2019, at Bay City

IV. PUBLIC COMMENTS

State Law prohibits any deliberation of or decisions regarding items presented in public comments. City Council may only make a statement of specific factual information given in response to the inquiry; recite an existing policy; or request staff places the item on an agenda for a subsequent meeting.

None

V. REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Presentation

~ DISCUSS, CONSIDER AND/OR APPROVE/DISAPPROVE THE DEVELOPER'S REQUEST FOR REIMBURSEMENT FOR PUBLIC IMPROVEMENTS UNDER THE TERMS OF THE APPROVED DEVELOPMENT AGREEMENT.

Bill Bell, Chairman

Reimbursement of \$68,534.44. Total developer expense is \$97,111.22. Concrete Street cost of \$28,576.78 was not reimbursed at this time. The City Attorney will be asked to work with the developer on an opinion/agreement regarding the concrete street and its status - Public/private.

| | |
|------------------|---|
| RESULT: | APPROVED [7 TO 0] |
| MOVER: | Gary Graham, Board Member |
| SECONDER: | Kent Pollard, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Prochnow, Hlavinka, Pollard, Graham |
| ABSTAIN: | Lynn |
| EXCUSED: | Estlinbaum |

Enacted and approved this 17th day of July, 2019, at Bay City

2. Report

~ DISCUSS, CONSIDER AND/OR APPROVE/DISAPPROVE THE DEVELOPER'S INSURANCE AND CONSTRUCTION DEADLINES FOR PHASE II.

Bill Bell, Chairman

The City has the developer's insurance on file. Eighteen months from August 20, 2019 will be given to the developer for Phase 2 completion.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Graham, Board Member |
| SECONDER: | DC Dunham, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Lynn, Prochnow, Hlavinka, Pollard, Graham |
| EXCUSED: | Estlinbaum |

Enacted and approved this 17th day of July, 2019, at Bay City

3. Presentation

~ RECEIVE, DISCUSS AND/OR APPROVE THE TAX INCREMENT FUND, FOR TIRZ#1, ANNUAL REPORT, INCLUDING CURRENT BALANCE, DISBURSEMENTS, ANY APPROVED PAYMENTS THAT HAVE NOT BEEN DISBURSED AND THE AMOUNT OF ANY RECEIVABLES.

Scotty Jones, Finance Director

Reviewed by Finance Director, Scotty Jones.

4. Presentation

~ RECEIVE AND DISCUSS THE STATUS OF TIRZ #1 REPORTS OR FILINGS REQUIRED BY LAW.

Scotty Jones, Finance Director

Reviewed by Finance Director, Scotty Jones. Report was distributed to all TIRZ District entities in March 2019.

VI. ITEMS / COMMENTS FROM BOARD MEMBERS

None

VII. ADJOURNMENT**AGENDA NOTICES:**

Action by Council Authorized:

The City Council may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

Attendance By Other Elected or Appointed Officials:

It is anticipated that members of other city board, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be Agenda City Council August 8, 2013 in attendance. The members of the boards, commissions and/or committees may participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that board, commission or committee subject to the Texas Open Meetings Act.

Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Friday, July 5, 2019 before 3:30 p.m. Any questions concerning the above items, please contact Mayor Robert K. Nelson at (979) 245-2137.

David Holubec
City Secretary



TIRZ Board 1
1901 5th Street
Bay City, TX 77414

Meeting: 07/17/19 03:30 PM
Department: City Secretary
Category: Minutes
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 3845

ADOPTED

AGENDA ITEM (ID # 3845)

**~ ACCEPT MINUTES SUMMARY FROM THE MAY 30, 2018
TIRZ #1 BOARD MEETING.**

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | DC Dunham, Board Member |
| SECONDER: | Stuart Lynn, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Lynn, Prochnow, Hlavinka, Pollard, Graham |
| EXCUSED: | Julie Estlinbaum |



CITY OF BAY CITY

MINUTES • MAY 30, 2018

Council Chambers

Special Called Meeting – TIRZ Board 1

3:30 PM

1901 5TH STREET
BAY CITY, TX 77414

I. CALL TO ORDER & CERTIFICATION OF QUORUM

| Attendee Name | Title | Status | Arrived |
|------------------|--------------|---------|---------|
| Julie Estlinbaum | Councilwoman | Present | |
| William Bell Jr | Chairman | Present | |
| Stuart Lynn | Board Member | Present | |
| David Holubec | Supervisor | Excused | |
| Bryan Prochnow | Board Member | Present | |
| Steve Wier | Board Member | Excused | |
| Craig Hlavinka | Board Member | Present | |
| Kent Pollard | Board Member | Present | |
| Gary Graham | Board Member | Present | |

II. REGULAR ITEMS FOR DISCUSSION, CONSIDERATION AND/OR APPROVAL:

1. Agreement

~ DISCUSS, CONSIDER AND/OR APPROVE A DEVELOPMENT AGREEMENT WITH SAL HOLDINGS.

Chairman, Bill Bell, Jr.

The development agreement with SAL Holdings was presented by Chairman, Bill Bell. This involves work that was done on water/sewer in Cottonwood Creek area of the development in TIRZ #1. The development agreement was approved by motion. The motion was made by Julie Estlinbaum and seconded by Kent Pollard.

Notes:

Private improvements - sidewalks

1.38 % of taxes on house goes to TIRZ

Phase 1 expenses expended, reimbursement based upon supporting evidence once funds are available

Phase 2 is in need of schedule on completion dates.

| | |
|-----------------|--|
| RESULT: | APPROVED [6 TO 0] |
| AYES: | Estlinbaum, Bell Jr, Prochnow, Hlavinka, Pollard, Graham |
| EXCUSED: | Holubec, Wier |
| RECUSED: | Lynn |

Enacted and approved this 30th day of May, 2018, at Bay City

III. ITEMS / COMMENTS FROM BOARD MEMBERS

DC Dunham made the following comments:

1. Recap to think about for next meeting - Go ahead and plan and review an application form. Agenda item for next meeting.
2. Proposed application can be reviewed with the assistance of Marla Jasek, Assistant Public Works, Director. The process to formalize can be transparent for people to review and know.

IV. ADJOURNMENT**AGENDA NOTICES:**

Action by TIRZ Board Authorized:

The Board may vote and/or act upon any item within this Agenda. The Council reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code Section 551.071, to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the City Attorney, the Mayor or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the City Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The City Attorney may appear in person, or appear in executive session by conference call in accordance with applicable state law.

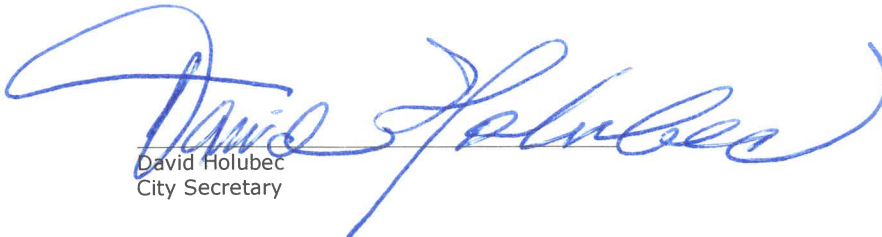
Attendance By Other Elected or Appointed Officials:

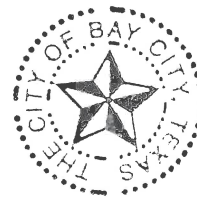
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Executive Sessions Authorized:

This agenda has been reviewed and approved by the City's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the governmental body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

This is to certify that the above notice of a Special Called Meeting was posted on the front window of the City Hall of the City of Bay City, Texas on Thursday, May 17, 2018 before 3:30 p.m. Any questions concerning the above items, please contact Mayor Mark A. Bricker at (979) 245-2137.


David Holubec
City Secretary





TIRZ Board 1
1901 5th Street
Bay City, TX 77414

Meeting: 07/17/19 03:30 PM
Department: City Secretary
Category: Presentation
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 3848

ADOPTED

AGENDA ITEM (ID # 3848)

**~ DISCUSS, CONSIDER AND/OR APPROVE/DISAPPROVE
THE DEVELOPER'S REQUEST FOR REIMBURSEMENT FOR
PUBLIC IMPROVEMENTS UNDER THE TERMS OF THE
APPROVED DEVELOPMENT AGREEMENT.**

COMMENTS - Current Meeting:

Reimbursement of \$68,534.44. Total developer expense is \$97,111.22. Concrete Street cost of \$28,576.78 was not reimbursed at this time. The City Attorney will be asked to work with the developer on an opinion/agreement regarding the concrete street and its status - Public/private.

| | |
|------------------|---|
| RESULT: | APPROVED [7 TO 0] |
| MOVER: | Gary Graham, Board Member |
| SECONDER: | Kent Pollard, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Prochnow, Hlavinka, Pollard, Graham |
| ABSTAIN: | Stuart Lynn |
| EXCUSED: | Julie Estlinbaum |



TIRZ Board 1
 1901 5th Street
 Bay City, TX 77414

Meeting: 07/17/19 03:30 PM
 Department: City Secretary
 Category: Report
 Prepared By: David Holubec
 Initiator: David Holubec
 Sponsors:
 DOC ID: 3849

ADOPTED

AGENDA ITEM (ID # 3849)

**~ DISCUSS, CONSIDER AND/OR APPROVE/DISAPPROVE
 THE DEVELOPER'S INSURANCE AND CONSTRUCTION
 DEADLINES FOR PHASE II.**

COMMENTS - Current Meeting:

The City has the developer's insurance on file. Eighteen months from August 20, 2019 will be given to the developer for Phase 2 completion.

| | |
|------------------|---|
| RESULT: | APPROVED [UNANIMOUS] |
| MOVER: | Gary Graham, Board Member |
| SECONDER: | DC Dunham, Board Member |
| AYES: | Holubec, Dunham, Bell Jr, Lynn, Prochnow, Hlavinka, Pollard, Graham |
| EXCUSED: | Julie Estlinbaum |



TIRZ Board 1
1901 5th Street
Bay City, TX 77414

SCHEDULED

AGENDA ITEM (ID # 3847)

Meeting: 07/17/19 03:30 PM
Department: City Secretary
Category: Presentation
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 3847

**~ RECEIVE, DISCUSS AND/OR APPROVE THE TAX
INCREMENT FUND, FOR TIRZ#1, ANNUAL REPORT,
INCLUDING CURRENT BALANCE, DISBURSEMENTS, ANY
APPROVED PAYMENTS THAT HAVE NOT BEEN DISBURSED
AND THE AMOUNT OF ANY RECEIVABLES.**

COMMENTS - Current Meeting:

Reviewed by Finance Director, Scotty Jones.



City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2018



Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)

ANNUAL REPORT REQUIREMENTS



Annual Report Requirements

Texas state law requires the governing body of the municipality that created the TIRZ to submit an annual report to the chief executive officer of each taxing unit that levies taxes on property within the zone. The report must be provided within 150 days of the end of the city's fiscal year. The report must include the following items:

1. The amount and source of revenue in the tax increment fund established for the zone;
2. The amount and purpose of expenditures from the fund;
3. The amount of principal and interest due on outstanding bonded indebtedness;
4. The tax increment base and current captured appraised value retained by the zone;
5. The captured appraised value shared by the city and other taxing units;
6. The total amount of tax increments received; and
7. Any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the city.

A copy of the above report must be sent to the Texas State Comptroller's Office.

What is Tax Increment Financing (TIF)?

Tax Increment Financing (TIF) is a tool to help finance public improvements and development projects within a defined area. A municipality makes an area eligible for TIF by designating it a Tax Increment Reinvestment Zone (TIRZ). Within the designated zone all of the incremental tax revenue growth flows to an established tax increment fund to help pay for public improvements within the zone.

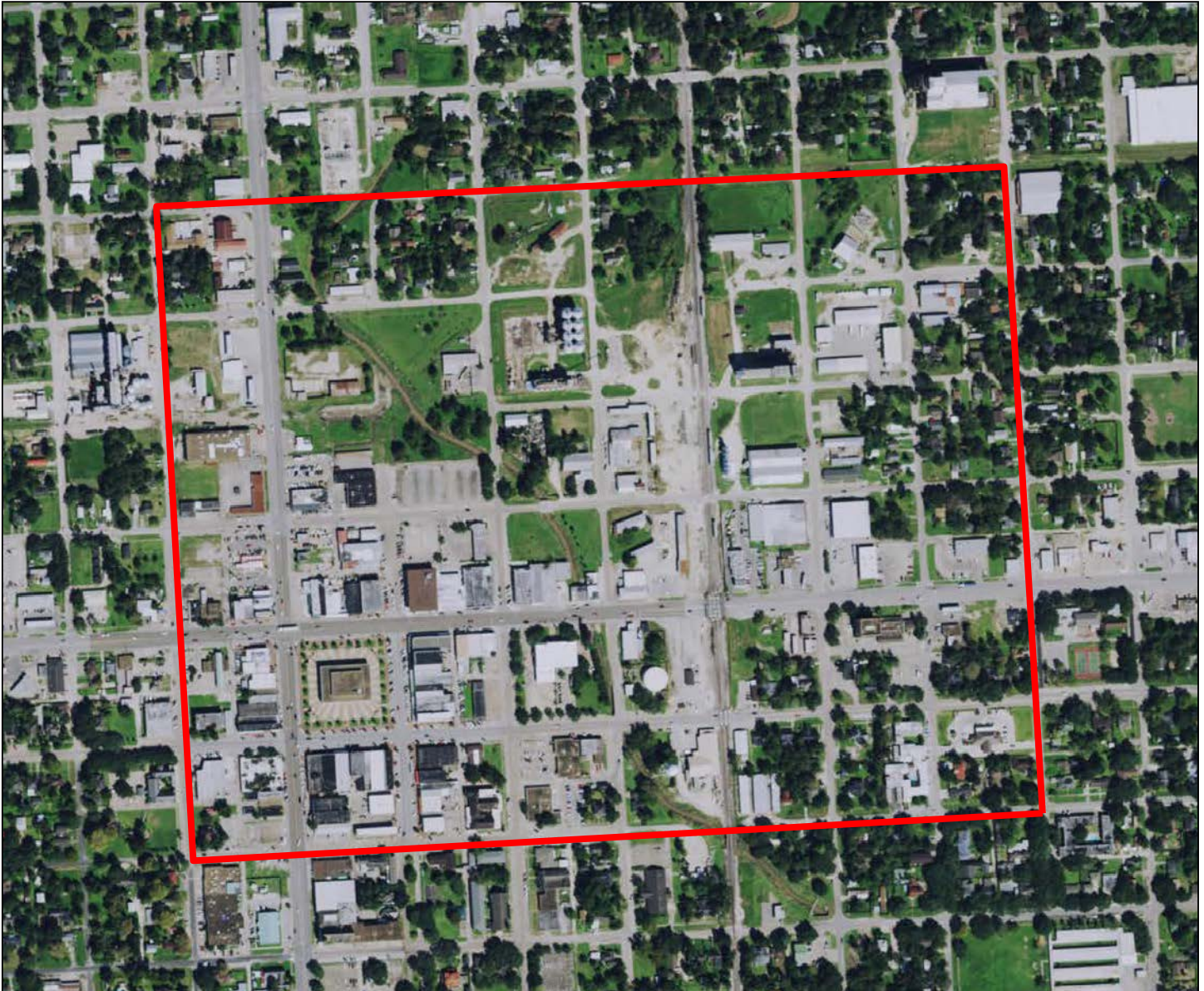
Following incremental growth in property values, and the collection of tax revenue in the established TIRZ fund, the TIRZ board and the City Council disburse funds to promote revitalization efforts within the zone.

While TIRZ's are generally established by cities, other taxing jurisdictions such as a county or junior college are allowed to participate in the zone at their own discretion.

BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number One (TIRZ #1) was established in 2015 and is located in the City's central core encompassing approximately 160 acres. Bay City TIRZ #1 is bounded by 11th Street to the north, Avenue E to the west, 5th Street to the south, and Avenue L on the eastern border

While the site holds great potential due to its location, it lacks the infrastructure necessary to support commercial and residential development. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)

*TIRZ #1 Boundary



BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

Board of Directors

William Bell Jr.
(Chairperson)
City Representative

Julie Estlinbaum
City Council Member

Stewart Lynn
City Representative

David Holubec
City Representative

Craig Hlavinka
Port of Bay City
Authority

Gary Graham
County Commissioner

Kent Pollard
County Commissioner

Bryan Prochnow
Matagorda Regional
Medical Center

D.C. Dunham
Matagorda Regional
Medical Center

Tax Increment Revenue Overview

The City of Bay City TIRZ #1 base value was established in 2015 with a real property taxable value base of \$23,875,760. The City of Bay City agreed to contribute 100% of its incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2017 was \$26,017,969 generating \$2,142,209 in captured appraised value, resulting in \$31,072 in revenue for TIRZ #1 collected in FY2018. In FY2018 TIRZ #1 had \$36,975 expenditures from the fund and the fund balance as of September 30, 2018 was \$3,772.

The taxable value for 2018 was \$28,400,171 generating \$4,524,411 in captured appraised value, resulting in \$65,460 in revenue for TIRZ #1 to be collected in FY2018.



Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)

BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

2017 Taxing Jurisdiction Participation Rates

| | Tax Rates | Participation | Participation Rate |
|------------------------|----------------|---------------|--------------------|
| City of Bay City | 0.65500 | 100% | 0.65500 |
| Matagorda Cty | 0.41898 | 100% | 0.41898 |
| Matagorda Cty Hospital | 0.32096 | 100% | 0.32096 |
| Port of Bay City | 0.05072 | 100% | 0.05072 |
| Drainage District #1 | 0.05138 | 0% | 0.00000 |
| Coastal Plains GW | 0.00478 | 0% | 0.00000 |
| Cons & Recl | 0.00721 | 0% | 0.00000 |
| Bay City ISD | 1.43701 | 0% | 0.00000 |
| TOTAL | 2.94604 | - | 1.44566 |

2017 Taxing Jurisdiction Contributions

| | Participation Rate | Percentage of Total | TIRZ Contribution |
|------------------------|--------------------|---------------------|-------------------|
| City of Bay City | 0.65500 | 45% | \$14,031 |
| Matagorda Cty | 0.41898 | 29% | \$9,030 |
| Matagorda Cty Hospital | 0.32096 | 22% | \$6,918 |
| Port of Bay City | 0.05072 | 4% | \$1,093 |
| Drainage District #1 | 0.00000 | 0% | \$0 |
| Coastal Plains GW | 0.00000 | 0% | \$0 |
| Cons & Recl | 0.00000 | 0% | \$0 |
| Bay City ISD | 0.00000 | 0% | \$0 |
| TOTAL | 1.44566 | 100.00% | \$31,072 |

| 2015 Base Value | |
|---|-----------------|
| <u>Real Property</u> | |
| City of Bay City | \$23,875,760 |
| Matagorda Cty | \$23,489,232 |
| Matagorda Cty Hospital | \$23,489,232 |
| Port of Bay City | \$23,489,232 |
| 2017 Tax Year | |
| <u>Real Property</u> | |
| City of Bay City | \$26,017,969 |
| Matagorda Cty | \$25,644,519 |
| Matagorda Cty Hospital | \$25,644,519 |
| Port of Bay City | \$25,644,519 |
| Captured Appraised Value | |
| <u>Real Property</u> | |
| City of Bay City | \$2,142,209 |
| Matagorda Cty | \$2,155,287 |
| Matagorda Cty Hospital | \$2,155,287 |
| Port of Bay City | \$2,155,287 |
| Incremental Revenue Collected in FY2018 | |
| <u>Real Property</u> | |
| City of Bay City | \$14,031 |
| Matagorda Cty | \$9,030 |
| Matagorda Cty Hospital | \$6,918 |
| Port of Bay City | \$1,093 |
| Total | \$31,072 |

Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

The City of Bay City Tax Increment Reinvestment Zone Number Two (TIRZ #2) consists of approximately 344 acres of land located in the eastern sector of the City along TX-35.

The majority of the property within TIRZ #2 is currently vacant. The purpose of TIRZ #2 is to help pay for infrastructure costs associated with the development of a large mixed-use development totaling more than 2,200,000 square feet of new construction. It is expected to facilitate the construction of both residential and commercial development.



*TIRZ #2 Boundary

Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financil Status)



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

Board of Directors

William Bell Jr.
(Chairperson)
City Representative

David Holubec
City Representative

Arthur Milberger
City Representative

Vacant
City Representative

Craig Hlavinka
Port of Bay City
Authority

Kent Pollard
County Commissioner

Gary Graham
County Commissioner

Bryan Prochnow
Matagorda Regional
Medical Center

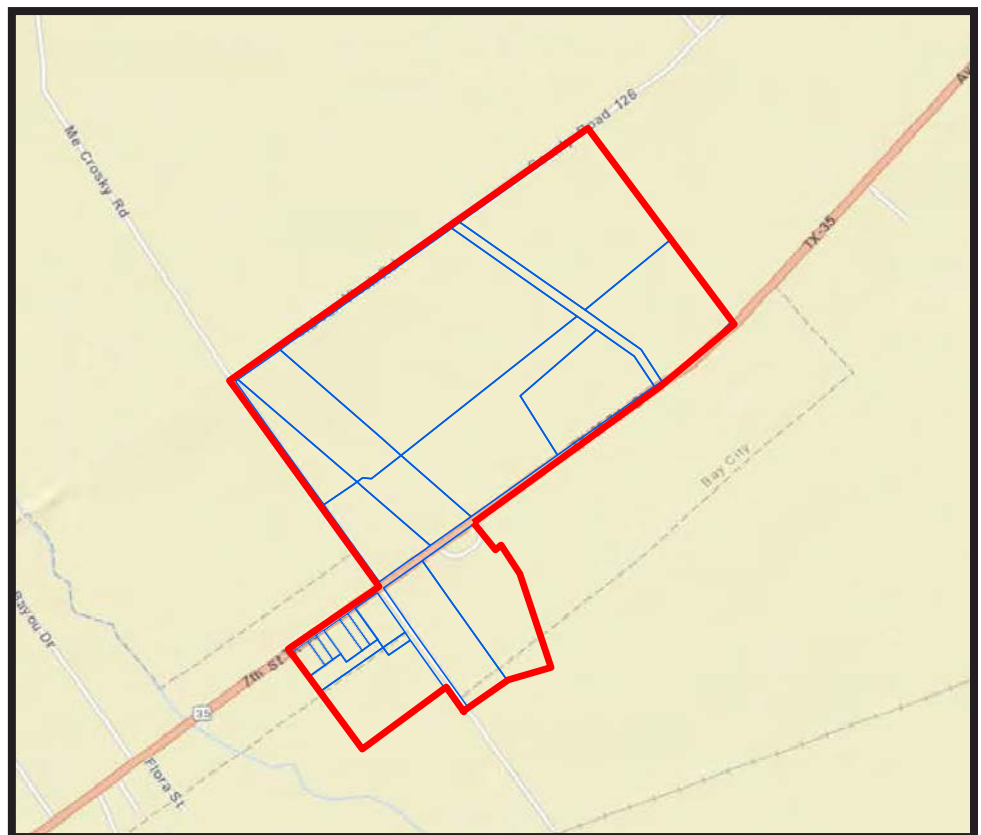
D.C. Dunham
Matagorda Regional
Medical Center

Tax Increment Revenue Overview

The City of Bay City TIRZ #2 base value was established in 2015 with a real property taxable value base of \$2,099,193. The City of Bay City has chosen to contribute 100% of their incremental tax revenue to the TIRZ fund for a period of 30 years.

The taxable value for 2017 was \$2,980,330 generating \$881,137 in captured appraised value, resulting in \$11,919 revenue for TIRZ #2 collected in FY2018. In FY2018 TIRZ #2 had \$5,298 expenditures from the fund and the fund balance as of September 30, 2018 was \$6,621.

The taxable value for 2018 was \$13,021,768 generating \$10,922,575 in captured appraised value, resulting in \$157,343 in revenue for TIRZ #2 to be collected in FY2019.



Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)

BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

2017 Taxing Jurisdiction Participation Rates

| | Tax Rates | Participation | Participation Rate |
|------------------------|----------------|---------------|--------------------|
| City of Bay City | 0.65500 | 100% | 0.65500 |
| Matagorda Cty | 0.41898 | 100% | 0.41898 |
| Matagorda Cty Hospital | 0.32096 | 100% | 0.32096 |
| Port of Bay City | 0.05072 | 100% | 0.05072 |
| Drainage District #1 | 0.05138 | 0% | 0.00000 |
| Coastal Plains GW | 0.00478 | 0% | 0.00000 |
| Cons & Recl | 0.00721 | 0% | 0.00000 |
| Bay City ISD | 1.43701 | 0% | 0.00000 |
| TOTAL | 2.94604 | - | 1.44566 |

2017 Taxing Jurisdiction Contributions

| | Participation Rate | Percentage of Total | TIRZ Contribution |
|------------------------|--------------------|---------------------|-------------------|
| City of Bay City | 0.65500 | 45% | \$5,772 |
| Matagorda Cty | 0.41898 | 29% | \$3,258 |
| Matagorda Cty Hospital | 0.32096 | 22% | \$2,495 |
| Port of Bay City | 0.05072 | 4% | \$394 |
| Drainage District #1 | 0.00000 | 0% | \$0 |
| Coastal Plains GW | 0.00000 | 0% | \$0 |
| Cons & Recl | 0.00000 | 0% | \$0 |
| Bay City ISD | 0.00000 | 0% | \$0 |
| TOTAL | 1.44566 | 100.00% | \$11,919 |

| 2015 Base Value | |
|---|-----------------|
| <u>Real Property</u> | |
| City of Bay City | \$2,099,193 |
| Matagorda Cty | \$2,220,022 |
| Matagorda Cty Hospital | \$2,220,022 |
| Port of Bay City | \$2,220,022 |
| 2017 Tax Year | |
| <u>Real Property</u> | |
| City of Bay City | \$2,980,330 |
| Matagorda Cty | \$2,997,490 |
| Matagorda Cty Hospital | \$2,997,490 |
| Port of Bay City | \$2,997,490 |
| Captured Appraised Value | |
| <u>Real Property</u> | |
| City of Bay City | \$881,137 |
| Matagorda Cty | \$777,468 |
| Matagorda Cty Hospital | \$777,468 |
| Port of Bay City | \$777,468 |
| Incremental Revenue Collected in FY2018 | |
| <u>Real Property</u> | |
| City of Bay City | \$5,772 |
| Matagorda Cty | \$3,258 |
| Matagorda Cty Hospital | \$2,495 |
| Port of Bay City | \$394 |
| Total | \$11,919 |

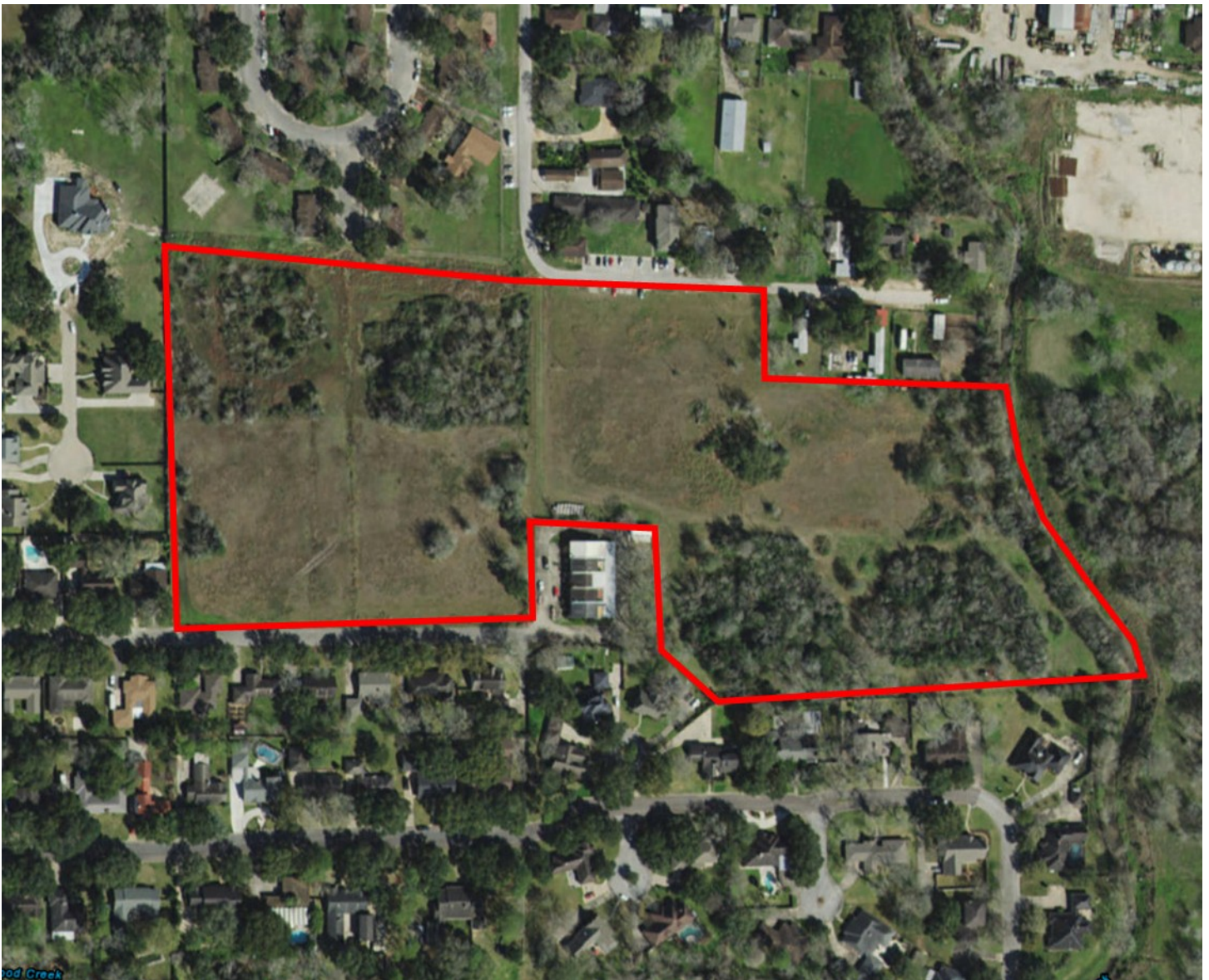
Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

The City of Bay City Tax Increment Reinvestment Zone (TIRZ) Number Three (TIRZ #3) was established in 2017 and consists of 20 acres of land, located on the eastern portion of Marguerite Street. Bay City TIRZ #3 fronts Marguerite Street and is then bounded to the West by Carrington Oaks Subdivision, to the North by Pearl Street and to the East by Cottonwood Creek and to the South by Valhalla Subdivision.

All real property within the boundaries is underdeveloped and the sidewalks and street layout are inadequate. As such, the site will not be developed to its full potential but for the creation of a TIRZ.



*TIRZ #3 Boundary

BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

Board of Directors

Charles Allison
(Chairperson)

City Representative

David Holubec

City Representative

Kent Pollard

County Commissioner

Gary Graham

County Commissioner

Bryan Prochnow

Matagorda Regional
Medical Center

D.C. Dunham

Matagorda Regional
Medical Center

Tax Increment Revenue Overview

The City of Bay City TIRZ #3 base value was established in 2017 with a real property taxable value base of \$349,100. The City of Bay City has chosen to contribute 90% of their incremental tax revenue to the TIRZ fund for a period of 25 years.

Given the TIRZ was established in 2017, there was no increment and no revenue for TIRZ #3 collected in FY2018. In FY2018 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2018 was \$0.

The taxable value for 2018 was \$178,980 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #3 to be collected in FY2019.



Attachment: Bay City Annual Report FY18 (3847 : TIRZ #1 Financial Status)



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

2017 Taxing Jurisdiction Participation Rates

| | Tax Rates | Participation | Participation Rate |
|------------------------|----------------|---------------|--------------------|
| City of Bay City | 0.65500 | 90% | 0.58950 |
| Matagorda Cty | 0.41898 | 90% | 0.37708 |
| Matagorda Cty Hospital | 0.32096 | 90% | 0.28886 |
| Port of Bay City | 0.05072 | 0% | 0.00000 |
| Drainage District #1 | 0.00721 | 0% | 0.00000 |
| Coastal Plains GW | 0.00478 | 0% | 0.00000 |
| Cons & Recl | 0.05138 | 0% | 0.00000 |
| Bay City ISD | 1.43701 | 0% | 0.00000 |
| TOTAL | 2.94604 | - | 1.25544 |

2017 Taxing Jurisdiction Contributions

| | Participation Rate | Percentage of Total | TIRZ Contribution |
|------------------------|--------------------|---------------------|-------------------|
| City of Bay City | 0.58950 | 47% | \$0 |
| Matagorda Cty | 0.37708 | 30% | \$0 |
| Matagorda Cty Hospital | 0.28886 | 23% | \$0 |
| Port of Bay City | 0.00000 | 0% | \$0 |
| Drainage District #1 | 0.00000 | 0% | \$0 |
| Coastal Plains GW | 0.00000 | 0% | \$0 |
| Cons & Recl | 0.00000 | 0% | \$0 |
| Bay City ISD | 0.00000 | 0% | \$0 |
| TOTAL | 1.25544 | 100.00% | \$0 |

| 2017 Base Value | |
|---|------------|
| <u>Real Property</u> | |
| City of Bay City | \$349,100 |
| Matagorda Cty | \$349,100 |
| Matagorda Cty Hospital | \$349,100 |
| Port of Bay City | \$349,100 |
| 2017 Tax Year | |
| <u>Real Property</u> | |
| City of Bay City | \$349,100 |
| Matagorda Cty | \$349,100 |
| Matagorda Cty Hospital | \$349,100 |
| Port of Bay City | \$349,100 |
| Captured Appraised Value | |
| <u>Real Property</u> | |
| City of Bay City | \$0 |
| Matagorda Cty | \$0 |
| Matagorda Cty Hospital | \$0 |
| Port of Bay City | \$0 |
| Incremental Revenue Collected in FY2018 | |
| <u>Real Property</u> | |
| City of Bay City | \$0 |
| Matagorda Cty | \$0 |
| Matagorda Cty Hospital | \$0 |
| Port of Bay City | \$0 |
| Total | \$0 |

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TIRZ Board 1
1901 5th Street
Bay City, TX 77414

SCHEDULED

AGENDA ITEM (ID # 3846)

Meeting: 07/17/19 03:30 PM
Department: City Secretary
Category: Presentation
Prepared By: David Holubec
Initiator: David Holubec
Sponsors:
DOC ID: 3846

**~ RECEIVE AND DISCUSS THE STATUS OF TIRZ #1
REPORTS OR FILINGS REQUIRED BY LAW.**

COMMENTS - Current Meeting:

Reviewed by Finance Director, Scotty Jones. Report was distributed to all TIRZ District entities in March 2019.