

# City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2020



CITY OF BAY CITY, TEXAS  
[WWW.CITYOFBAYCITY.ORG](http://WWW.CITYOFBAYCITY.ORG)

# 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.

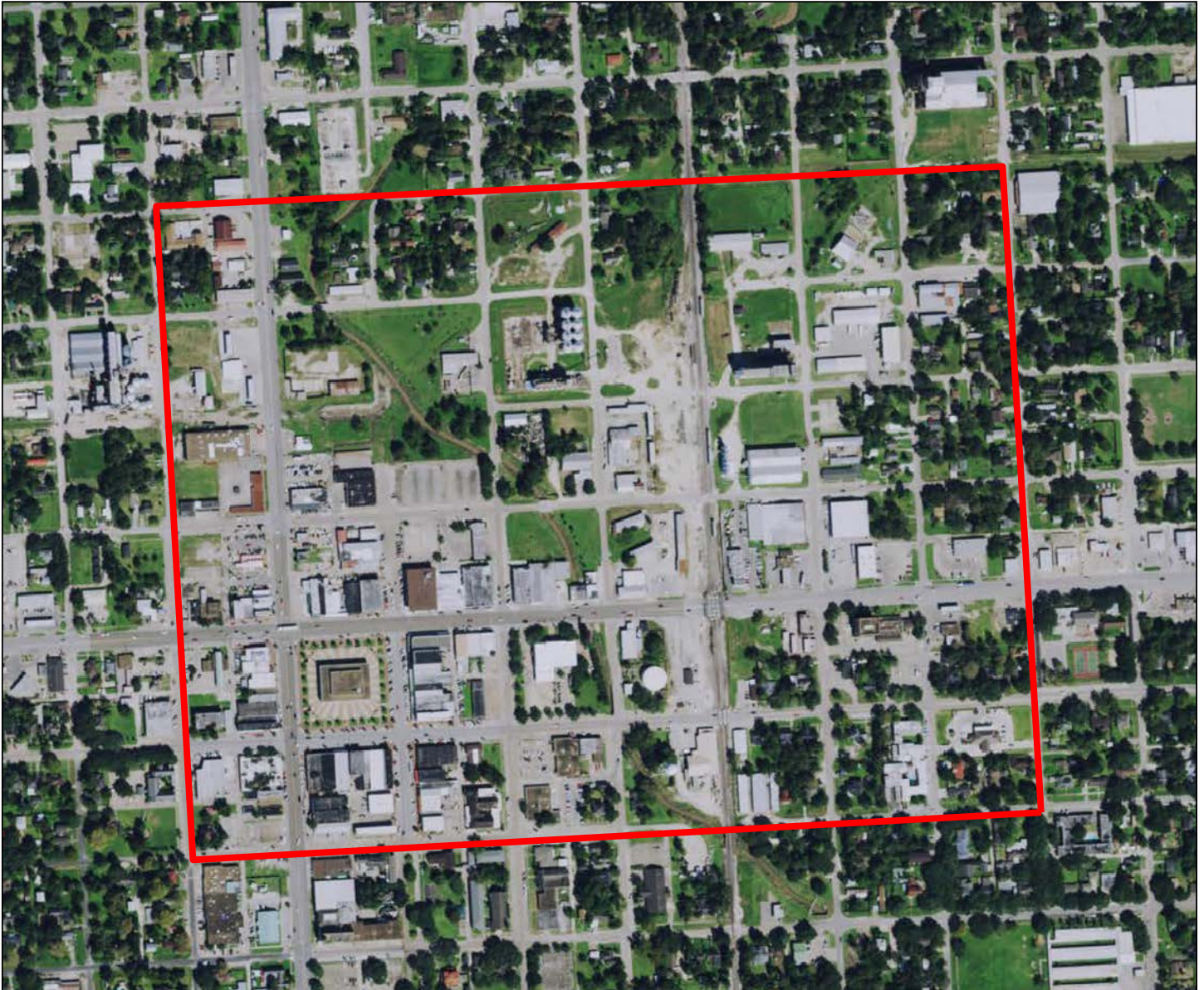
While TIRZ's are generally established by cities, other taxing jurisdictions are allowed to participate in the zone at their own discretion.



## 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.



\*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 2019 was \$28,315,552 generating \$4,439,792 in captured appraised value, resulting in \$65,055 in revenue for TIRZ #1 collected in FY2020. In FY2020 TIRZ #1 had \$1,626 expenditures from the fund and the fund balance as of September 30, 2020 was \$70,260.

The taxable value for 2020 was \$29,650,220 generating \$5,774,460 in captured appraised value, resulting in \$83,903 in revenue for TIRZ #1 to be collected in FY2021.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

## 2019 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	100%	0.65500
Matagorda Cty	0.43342	100%	0.43342
Matagorda Cty Hospital	0.32159	100%	0.32159
Port of Bay City	0.05477	100%	0.05477
Drainage District #1	0.04169	0%	0.00000
Coastal Plains GW	0.00470	0%	0.00000
Cons & Recl	0.00776	0%	0.00000
Bay City ISD	1.53731	0%	0.00000
<b>TOTAL</b>	<b>3.05624</b>	<b>-</b>	<b>1.46478</b>

## 2019 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.65500	45%	\$29,080
Matagorda Cty	0.43342	29%	\$19,255
Matagorda Cty Hospital	0.32159	22%	\$14,287
Port of Bay City	0.05477	4%	\$2,433
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
<b>TOTAL</b>	<b>1.46478</b>	<b>100.00%</b>	<b>\$65,055</b>

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
2019 Tax Year	
<u>Real Property</u>	
City of Bay City	\$28,315,552
Matagorda Cty	\$27,931,774
Matagorda Cty Hospital	\$27,931,774
Port of Bay City	\$27,931,774
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$4,439,792
Matagorda Cty	\$4,442,542
Matagorda Cty Hospital	\$4,442,542
Port of Bay City	\$4,442,542
Incremental Revenue Collected in FY 2020	
<u>Real Property</u>	
City of Bay City	\$29,080
Matagorda Cty	\$19,255
Matagorda Cty Hospital	\$14,287
Port of Bay City	\$2,433
<b>Total</b>	<b>\$65,055</b>



## 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



# 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

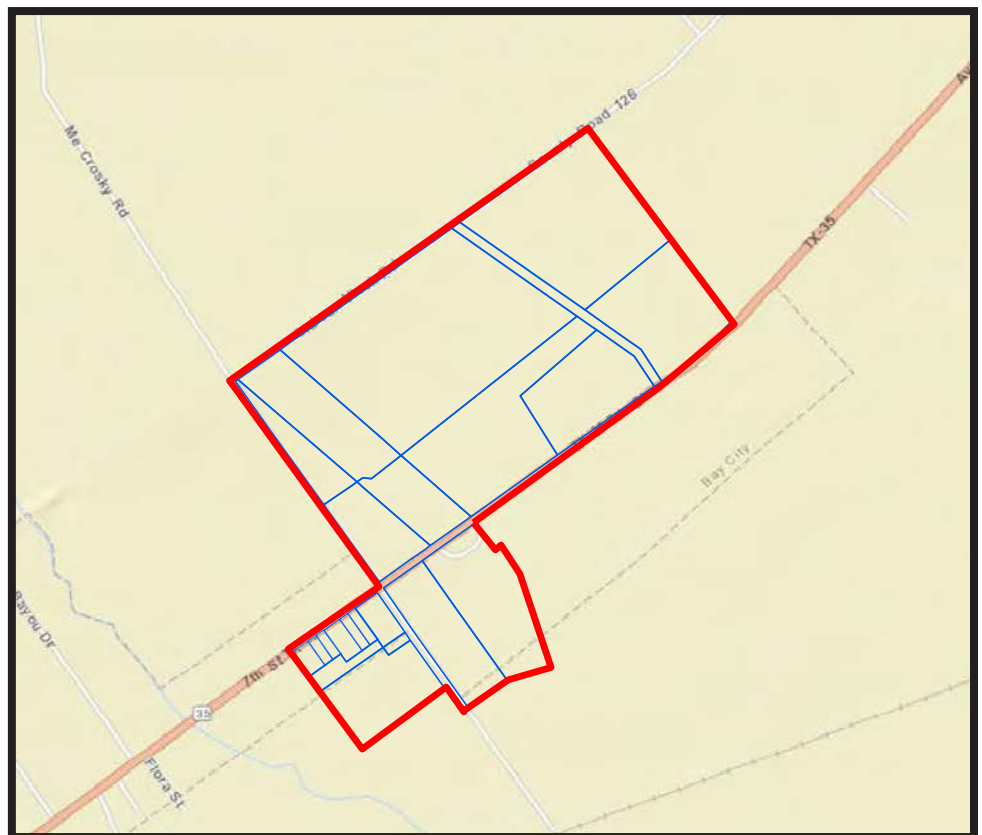
**D.C. Dunham**  
Matagorda Regional  
Medical Center

## **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 2019 was \$13,141,048 generating \$11,041,855 in captured appraised value, resulting in \$160,899 revenue for TIRZ #2 collected in FY 2020. In FY 2020 TIRZ #2 had \$4,022 expenditures from the fund and the fund balance as of September 30, 2020 was \$160,014.

The taxable value for 2020 was \$14,629,668 generating \$12,530,475 in captured appraised value, resulting in \$181,075 in revenue for TIRZ #2 to be collected in FY2021.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

## 2019 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	100%	0.65500
Matagorda Cty	0.43342	100%	0.43342
Matagorda Cty Hospital	0.32159	100%	0.32159
Port of Bay City	0.05477	100%	0.05477
Drainage District #1	0.04169	0%	0.00000
Coastal Plains GW	0.00470	0%	0.00000
Cons & Recl	0.00776	0%	0.00000
Bay City ISD	1.53731	0%	0.00000
<b>TOTAL</b>	<b>3.05624</b>	<b>-</b>	<b>1.46478</b>

## 2019 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.65500	45%	\$72,324
Matagorda Cty	0.43342	29%	\$47,408
Matagorda Cty Hospital	0.32159	22%	\$35,176
Port of Bay City	0.05477	4%	\$5,991
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
<b>TOTAL</b>	<b>1.46478</b>	<b>100.00%</b>	<b>\$160,899</b>

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
<b>2019 Tax Year</b>	
<u>Real Property</u>	
City of Bay City	\$13,141,048
Matagorda Cty	\$13,158,208
Matagorda Cty Hospital	\$13,158,208
Port of Bay City	\$13,158,208
<b>Captured Appraised Value</b>	
<u>Real Property</u>	
City of Bay City	\$11,041,855
Matagorda Cty	\$10,938,186
Matagorda Cty Hospital	\$10,938,186
Port of Bay City	\$10,938,186
<b>Incremental Revenue Collected in FY 2020</b>	
<u>Real Property</u>	
City of Bay City	\$72,324
Matagorda Cty	\$47,408
Matagorda Cty Hospital	\$35,176
Port of Bay City	\$5,991
<b>Total</b>	<b>\$160,899</b>







# 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.

The taxable value for 2019 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2020. In FY2020 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2020 was \$0.

The taxable value for 2020 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #3 to be collected in FY 2021.



# BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

## 2019 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.65500	90%	0.65500
Matagorda Cty	0.43342	90%	0.43342
Matagorda Cty Hospital	0.32159	90%	0.32159
Port of Bay City	0.05477	0%	0.00000
Drainage District #1	0.04169	0%	0.00000
Coastal Plains GW	0.00470	0%	0.00000
Cons & Recl	0.00776	0%	0.00000
Bay City ISD	1.53731	0%	0.00000
<b>TOTAL</b>	<b>3.05624</b>	<b>-</b>	<b>1.41001</b>

## 2019 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.65500	46%	\$0
Matagorda Cty	0.43342	31%	\$0
Matagorda Cty Hospital	0.32159	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
<b>TOTAL</b>	<b>1.41001</b>	<b>100.00%</b>	<b>\$0</b>

2017 Base Value	
<u>Real Property</u>	
City of Bay City	\$349,100
Matagorda Cty	\$349,100
Matagorda Cty Hospital	\$349,100
2019 Tax Year	
<u>Real Property</u>	
City of Bay City	\$178,120
Matagorda Cty	\$178,120
Matagorda Cty Hospital	\$178,120
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Incremental Revenue Collected in FY 2020	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
<b>Total</b>	<b>\$0</b>

