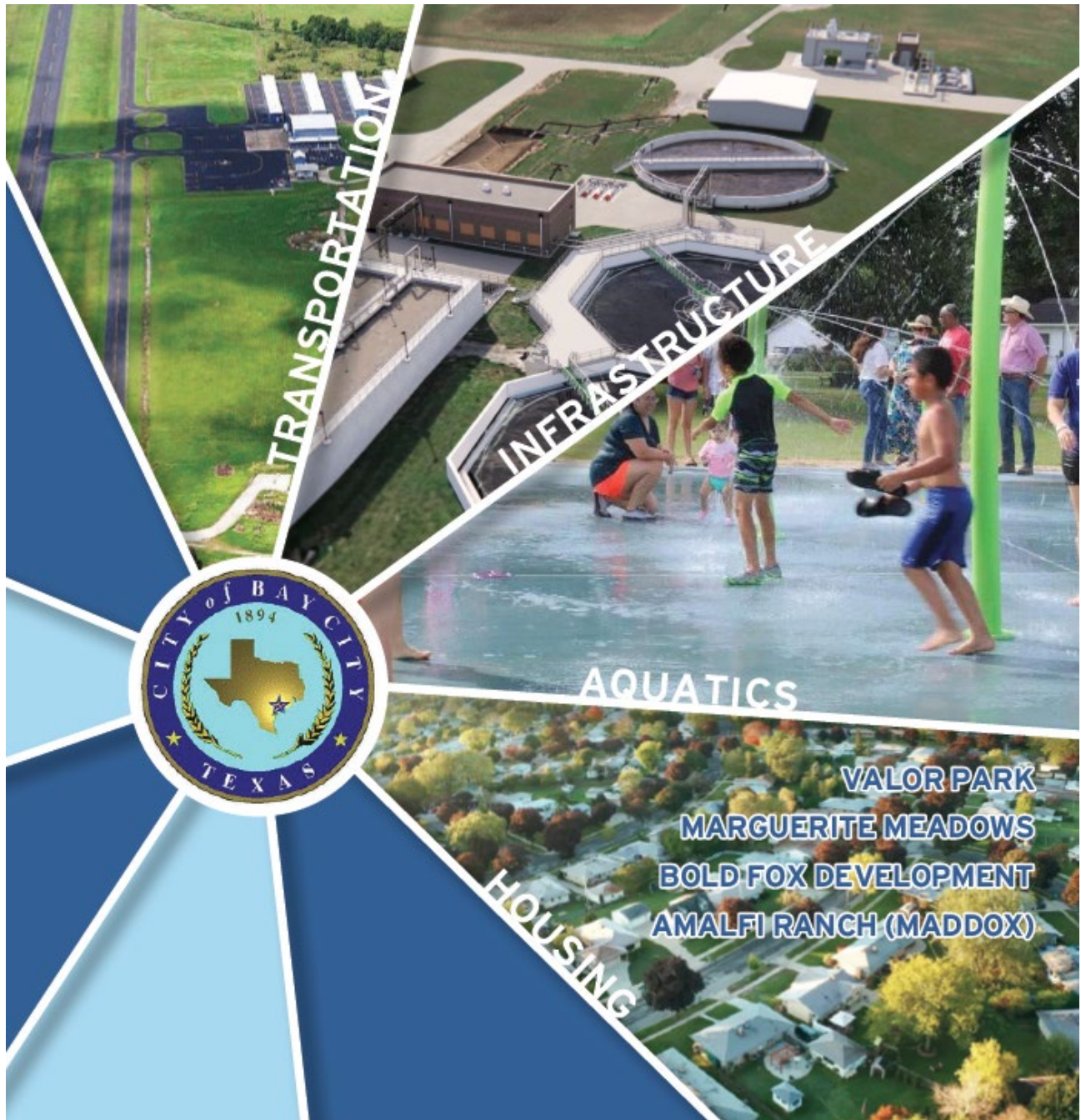


City of Bay City Tax Increment Reinvestment Zone Annual Report FY 2022



CITY OF BAY CITY, TEXAS
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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.

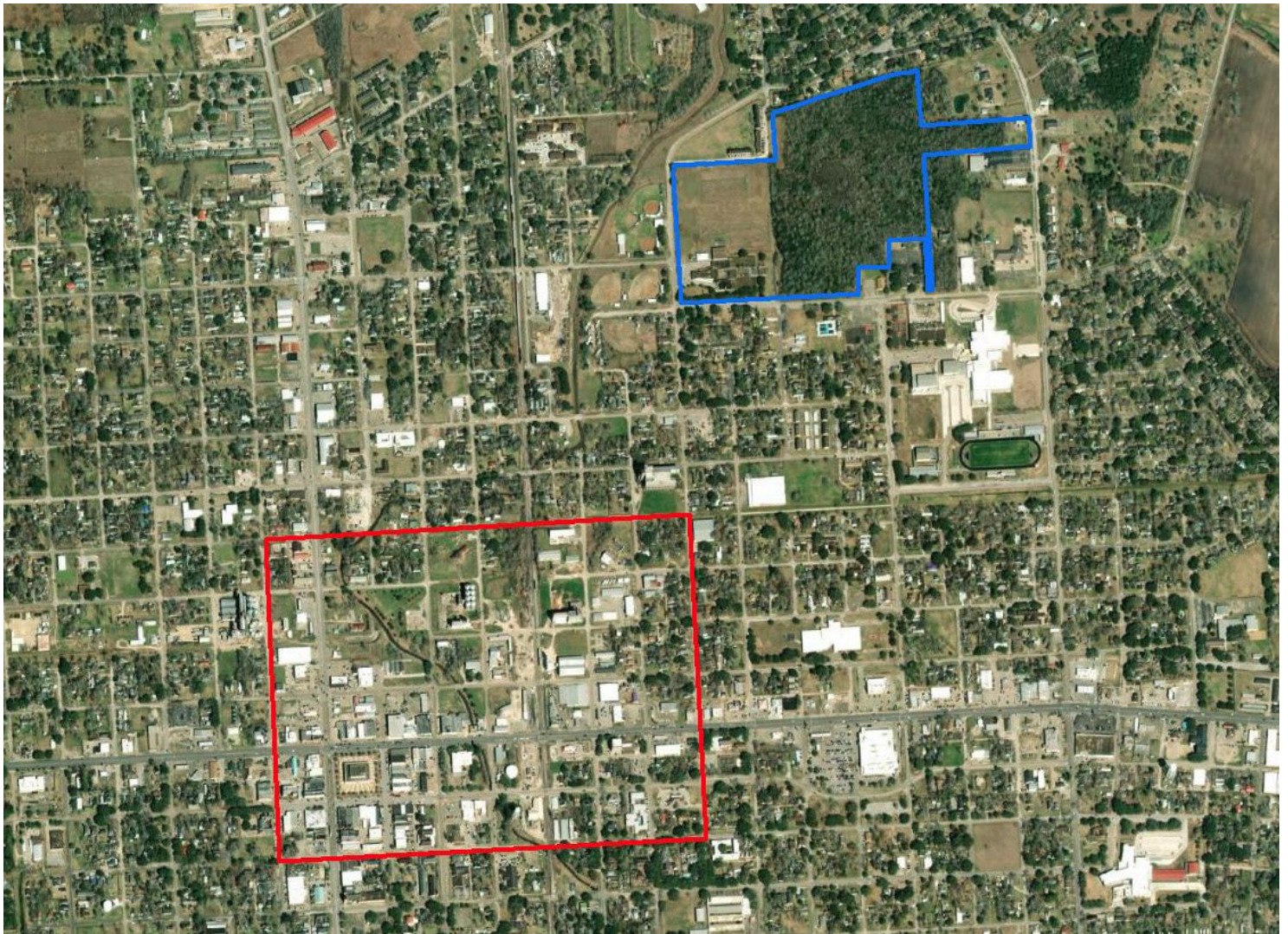




BAY CITY TAX INCREMENT REINVESTMENT ZONE #1 & 1A

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.

In 2022, the TIRZ was expanded to encompass approximately 54.441 acres bringing total acreage to 214.41 acres. The expanded boundaries are non-contiguous to the north of the original TIRZ boundaries.

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



-  - TIRZ #1 Boundary
-  - TIRZ #1A Boundary



BAY CITY TAX INCREMENT REINVESTMENT ZONE #1 & 1A

Board of Directors

Julie Estlinbaum
(Chairperson)

City Representative

Jim Folse

City Council Member

William Cornman

City Representative

Samantha Denbow

City Representative

Craig Hlavinka

Port of Bay City

Authority

Edward “Bubba” Cook

County Commissioner

Mike Estlinbaum

County Commissioner

Bryan Prochnow

Matagorda Regional

Medical Center

D.C. Dunham

Matagorda Regional

Medical Center

Tax Increment Revenue Overview- TIRZ 1 (Downtown Area)

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 2021 was \$31,166,556 generating \$7,290,796 in captured appraised value, resulting in \$100,026 in revenue for TIRZ #1 collected in FY2022. In FY2022 TIRZ #1 had \$28,477 expenditures from the fund and the fund balance as of September 30, 2022 was \$167,480.

The taxable value for 2022 was \$35,201,324 generating \$11,325,564 in captured appraised value, resulting in \$153,295 in revenue for TIRZ #1 to be collected in FY2023.

Tax Increment Revenue Overview- TIRZ 1A (Valor Park)

The City of Bay City TIRZ #1A base value was established in 2022 with a real property taxable value base of \$2,151,750.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #1

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$46,296
Matagorda Cty	0.39974	29%	\$28,868
Matagorda Cty Hospital	0.29127	21%	\$21,035
Port of Bay City	0.05299	4%	\$3,827
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	1.37900	100.00%	\$100,026

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
2021 Tax Year	
<u>Real Property</u>	
City of Bay City	\$31,166,556
Matagorda Cty	\$30,710,992
Matagorda Cty Hospital	\$30,710,992
Port of Bay City	\$30,710,992
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$7,290,796
Matagorda Cty	\$7,221,760
Matagorda Cty Hospital	\$7,221,760
Port of Bay City	\$7,221,760
Incremental Revenue Collected in FY 2022	
<u>Real Property</u>	
City of Bay City	\$46,296
Matagorda Cty	\$28,868
Matagorda Cty Hospital	\$21,035
Port of Bay City	\$3,827
Total	\$100,026



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2 & 2A


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.

Originally, the purpose of TIRZ #2 was 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.

In 2021, the TIRZ was expanded to encompass approximately 147.27 acres bringing total acreage to 491.27 acres. The expanded boundaries are -contiguous to the west of the original TIRZ boundaries.



 - TIRZ #2 Boundary

 - TIRZ #2A Boundary



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2 & 2A

Board of Directors

Julie Estlinbaum
(Chairperson)

City Representative

Jim Folse

City Council Member

William Cornman

City Representative

Samantha Denbow

City Representative

Craig Hlavinka

Port of Bay City

Authority

Mike Estlinbaum

County Commissioner

Edward “Bubba” Cook

County Commissioner

Bryan Prochnow

Matagorda Regional

Medical Center

D.C. Dunham

Matagorda Regional

Medical Center

Tax Increment Revenue Overview- TIRZ 2

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 2021 was \$13,323,019 generating \$11,223,826 in captured appraised value, resulting in \$153,997 revenue for TIRZ #2 collected in FY 2022. In FY 2022 TIRZ #2 had \$193,850 expenditures from the fund and the fund balance as of September 30, 2022 was \$152,875.

The taxable value for 2022 was \$13,480,011 generating \$11,380,818 in captured appraised value, resulting in \$153,992 in revenue for TIRZ #2 to be collected in FY2023.

Tax Increment Revenue Overview- TIRZ 2A (Bold Fox)

The City of Bay City TIRZ #1A base value was established in 2021 with a real property taxable value base of \$16,020.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

TIRZ 2

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$71,271
Matagorda Cty	0.39974	29%	\$44,447
Matagorda Cty Hospital	0.29127	21%	\$32,387
Port of Bay City	0.05299	4%	\$5,892
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	1.37900	100.00%	\$153,997

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
2021 Tax Year	
<u>Real Property</u>	
City of Bay City	\$13,323,019
Matagorda Cty	\$13,339,086
Matagorda Cty Hospital	\$13,339,086
Port of Bay City	\$13,339,086
Captured Appraised Value	
<u>Real Property</u>	
City of Bay City	\$11,223,826
Matagorda Cty	\$11,119,064
Matagorda Cty Hospital	\$11,119,064
Port of Bay City	\$11,119,064
Incremental Revenue Collected in FY 2022	
<u>Real Property</u>	
City of Bay City	\$71,271
Matagorda Cty	\$44,447
Matagorda Cty Hospital	\$32,387
Port of Bay City	\$5,892
Total	\$153,997



BAY CITY TAX INCREMENT REINVESTMENT ZONE #2

TIRZ 2 A (Bold Fox)

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	100%	0.63500
Matagorda Cty	0.39974	100%	0.39974
Matagorda Cty Hospital	0.29127	100%	0.29127
Port of Bay City	0.05299	100%	0.05299
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.37900

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.63500	46%	\$0
Matagorda Cty	0.39974	29%	\$0
Matagorda Cty Hospital	0.29127	21%	\$0
Port of Bay City	0.05299	4%	\$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	1.37900	100.00%	\$0

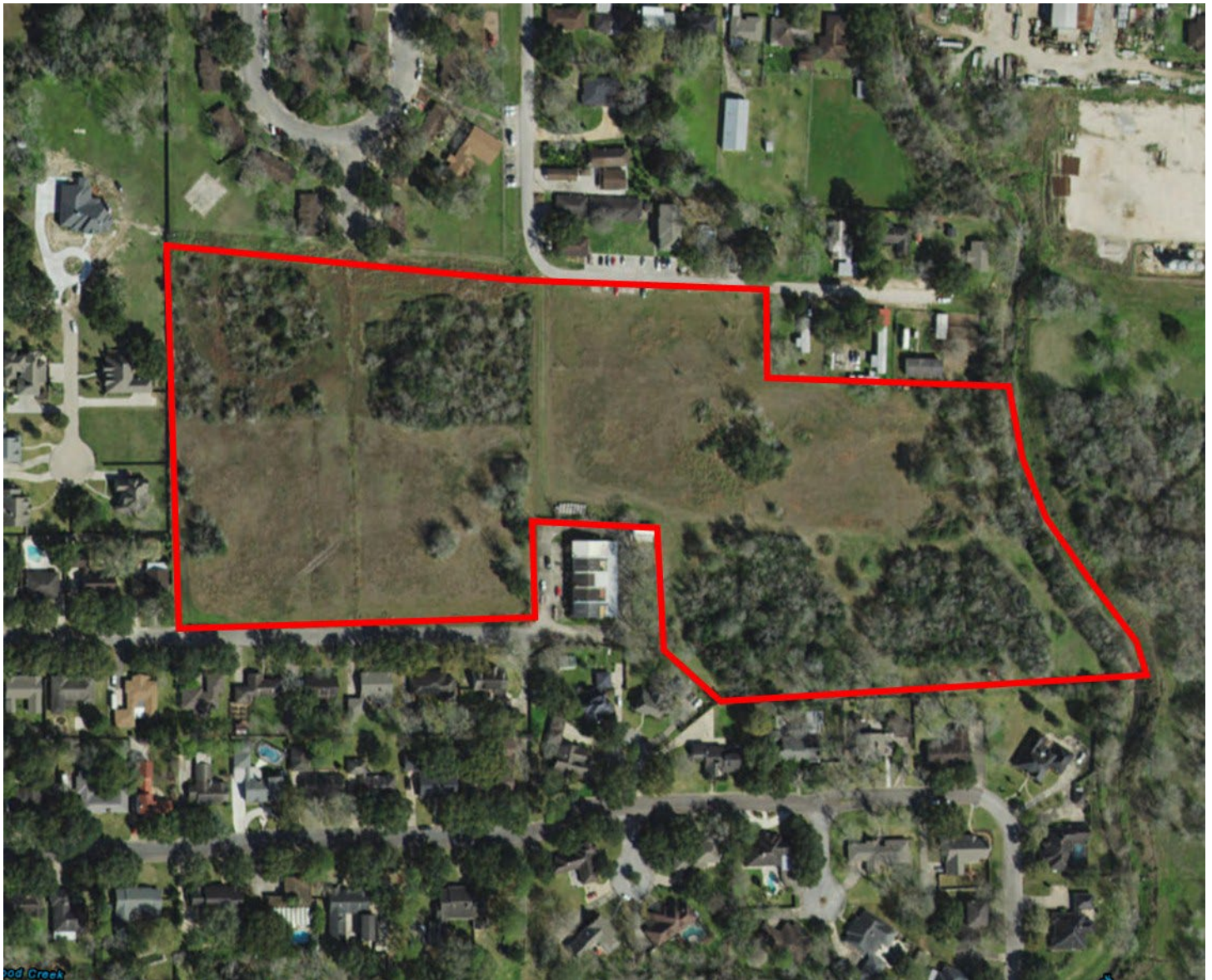
2021 Base Value	
<u>Real Property</u>	
City of Bay City	\$16,020
Matagorda Cty	\$16,020
Matagorda Cty Hospital	\$16,020
Port of Bay City	\$16,020
2021 Tax Year	
<u>Real Property</u>	
City of Bay City	\$16,020
Matagorda Cty	\$16,020
Matagorda Cty Hospital	\$16,020
Port of Bay City	\$16,020
Captured Appraised 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 FY 2022	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Port of Bay City	\$0
Total	\$0



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

Samantha Denbow

City Representative

Mike Estlinbaum

County Commissioner

Edward “Bubba” Cook

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 2021 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue collected in FY 2022. In FY2022 TIRZ #3 had no expenditures from the fund and the fund balance as of September 30, 2022 was \$0.

The taxable value for 2022 was \$178,120 generating \$0 in captured appraised value, resulting in no revenue for TIRZ #3 to be collected in FY 2023.



BAY CITY TAX INCREMENT REINVESTMENT ZONE #3

2021 Taxing Jurisdiction Participation Rates

	Tax Rates	Participation	Participation Rate
City of Bay City	0.63500	90%	0.57150
Matagorda Cty	0.39974	90%	0.35977
Matagorda Cty Hospital	0.29127	90%	0.26214
Port of Bay City	0.05299	0%	0.00000
Drainage District #1	0.04113	0%	0.00000
Coastal Plains GW	0.00426	0%	0.00000
Cons & Recl	0.00819	0%	0.00000
Bay City ISD	1.39124	0%	0.00000
TOTAL	2.82382	-	1.19341

2021 Taxing Jurisdiction Contributions

	Participation Rate	Percentage of Total	TIRZ Contribution
City of Bay City	0.57150	48%	\$0
Matagorda Cty	0.35977	30%	\$0
Matagorda Cty Hospital	0.26214	22%	\$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	1.19341	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
2021 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 2022	
<u>Real Property</u>	
City of Bay City	\$0
Matagorda Cty	\$0
Matagorda Cty Hospital	\$0
Total	\$0

