

"TIRZ Board Subcommittee > Workshop"

TIRZ Board Approved Priority Projects & Scenarios :

|   |                                                                                                                            |            |           |
|---|----------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| 1 | Civic Center / City Hall Site Acquisition:<br>"Civic Center > Alternative Site(s)- Planning Support & Feasibility Studies" |            |           |
|   |                                                                                                                            | FY 26      | FY '27    |
|   | Civic Center Project Total:                                                                                                | \$ 60,000  | \$ 60,000 |
| 2 | Old Fitzhugh Rd Project:<br>"OFR Advancing from > Bids > Construction Phase"                                               |            |           |
|   |                                                                                                                            | FY 26      | FY '27    |
|   | OFR PSE's PSA- HDR Amendment .1 (Jan '24):                                                                                 | \$ 49,493  |           |
|   | OFR PSE's PSA- HDR Amendment. 2 (capped):                                                                                  | \$ 125,000 | \$ 20,000 |
|   |                                                                                                                            | \$ -       | \$ -      |
|   | OFR Total:                                                                                                                 | \$ 174,493 | \$ 20,000 |
| 3 | Downtown Parking Project Project:<br>"Downtown Parking > end of Construction Phase"                                        |            |           |
|   |                                                                                                                            | FY 26      | FY '27    |
|   | HDR & Doucet TO.3 PSA's & Amendments 1 & 2                                                                                 | \$ 20,000  | \$ 5,000  |
|   |                                                                                                                            |            |           |
| 4 | Stephenson Building Project:<br>"Stephenson Building > end of Construction Phase"                                          |            |           |
|   |                                                                                                                            | FY 26      | FY '27    |
|   | Architexas & Consultants PSA's & Amendments                                                                                | \$ 38,750  | \$ 10,000 |
|   |                                                                                                                            |            |           |

TIRZ Project Team or RFP - TBD  
Planning & Feasibility Studies  
(Carryover fr. FY '26 > FY '27 ???)

Construction Funded by CO's  
HDR PSA & Amendments: \$1.024M  
\* 50% of 2 yr. CA Phase Fees (1) yr:  
CA/Bid Ph.= \$55.2K- \$15K Bids '26/2  
Add'l: City PM & Inspection Costs???  
Total Est'd Expenditures > 9/30/27\*

Construction Funded by CO's  
TIRZ Team "Downtown Parking"  
Estd Remaining CA Services  
\*\*\* Project Completion: 10/20/26  
(Carryover fr. FY '26 > FY '27 ???)

Construction Funded by CO's  
TIRZ Project Team "Stephenson"  
AE- Estd Remaining CA Services:  
\*\*\* Project Completion: 10/20/26

|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
|---|-----------------------------------------------------------------------------------------------------------------------|--------------|--------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Downtown Drainage, Roadways & Sidewalks Master Plan<br>"Adopt Project Phases & Advance Breakout Projects"             |              |              |  | City Engineer Driven Project:<br>Master Plan Completed 1Q. '25<br>Escalation Allowance Const Costs +10%/y                                            |
|   |                                                                                                                       | FY 26        | FY '27       |  |                                                                                                                                                      |
|   | Mercer Paseo Breakout Project- Gilpin PSE's + Construction                                                            | \$ 180,250   | \$ 20,000    |  |                                                                                                                                                      |
|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
|   | Master Plan Phase 1 Streets- Engineering & PSE's to 30%***                                                            | \$ -         | \$ 400,000   |  | Wallace / College / San Marcos<br>30% PSE's Ph. 1- Gilpin MP "Red Streets"                                                                           |
|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
|   | Master Plan Phase 1 Streets- Gilpin Engineering Oversight                                                             | \$ -         | \$ 20,000    |  | Allowance- City Engineer Ph. 1 Oversight                                                                                                             |
|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
|   | Downtown Master Plan Projects Total:                                                                                  | \$ 180,250   | \$ 440,000   |  | *** Requires City Driven RFP Process                                                                                                                 |
| 6 | Dripping Springs Community Library<br>"Civic & Sustainable Infrastructure Promoting Community Connectivity & Synergy" |              |              |  | Project Elements, Public Spaces w/<br>Community Benefits*                                                                                            |
|   |                                                                                                                       | FY 26        | FY '27       |  |                                                                                                                                                      |
|   | DSCL Requested Continued Funding Allocations - '25 > '26                                                              | \$ 500,000   | \$ 1,000,000 |  | *General Budget Allocation:<br>DSCL Cont'd Funding Requested ???                                                                                     |
|   |                                                                                                                       | \$ -         | \$ -         |  |                                                                                                                                                      |
|   |                                                                                                                       | \$ -         | \$ -         |  |                                                                                                                                                      |
|   |                                                                                                                       | \$ -         | \$ -         |  | * Need DSCL Plan of Finance / Ask!!!                                                                                                                 |
|   |                                                                                                                       | \$ -         | \$ -         |  |                                                                                                                                                      |
|   | Library TIRZ-Project Total:                                                                                           | \$ 500,000   | \$ 1,000,000 |  | *ILA & Agreement Needed                                                                                                                              |
|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
| 7 | Creek Road & Ramirez Lane*<br>"Redevelopment District & Civic Infrastructure Master Plan"                             |              |              |  |                                                                                                                                                      |
|   |                                                                                                                       | FY 26        | FY '27       |  | *Requires City Driven RFP - By July '26<br>CAMPO Planning Scope for<br>Consulting Services + Engineer PSE/RFQ<br>*CAMPO Planning Grant = Not Awarded |
|   | Feasibility Studies, Concept Plan, Economic Study*                                                                    | \$ 90,000    | \$ 260,000   |  |                                                                                                                                                      |
|   |                                                                                                                       |              |              |  |                                                                                                                                                      |
|   | Creek Rd & Ramirez Lane Project Total:                                                                                | \$ 90,000    | \$ 260,000   |  |                                                                                                                                                      |
| 9 | Recap Summary- All Priority Projects:                                                                                 |              |              |  |                                                                                                                                                      |
|   |                                                                                                                       | FY 26        | FY '27       |  |                                                                                                                                                      |
|   | Direct Project Budget- Scenario Proposal:                                                                             |              |              |  |                                                                                                                                                      |
|   | Total Direct Project Costs:                                                                                           | \$ 1,063,493 | \$ 1,795,000 |  | Year by Year Comparison                                                                                                                              |

5/11/26 FY 2027 TIRZ Budget Scenario-

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| date FY 2027 Proposed TIRZ Budget Recap:   |                                                              | FY 26        | FY 27        |                                  |
|--------------------------------------------|--------------------------------------------------------------|--------------|--------------|----------------------------------|
|                                            |                                                              | approved     | proposed     |                                  |
| Total Direct Project Costs:                |                                                              | \$ 1,063,493 | \$ 1,795,000 | All Priority Projects: Summary   |
| date FY 2027 Proposed TIRZ Indirect Costs: |                                                              |              |              |                                  |
| 10/1/26                                    | TIRZ Project Manager: <a href="#">PSA Amendment #10: KES</a> | \$ 32,000    | \$ 42,000    | PM Coordinating (2-3) Projects   |
| 10/1/26                                    | TIRZ Administrator: P3 Works (allowance)                     | \$ 16,000    | \$ 16,000    | TIF Revenues & Analysis Tasks    |
| 10/1/26                                    | (TBD other)                                                  | \$ -         | \$ -         |                                  |
| 10/1/26                                    | TIRZ Miscellaneous Consulting (allowance)                    | \$ 30,000    | \$ 30,000    | Supporting & Misc. Project Tasks |
| Total Indirect Costs:                      |                                                              | \$ 78,000    | \$ 88,000    | Subtotal: PM + Admin + Misc      |
| "TIRZ Board Subcommittee > Workshop"       |                                                              | \$ 1,141,493 | \$ 1,883,000 | FY '27: Total Proposed Budget    |