



CITY OF EVERMAN

212 N. Race St.
Everman, TX 76140

TIF REINVESTMENT ZONE NO. 1

PROJECT EVALUATION SCORECARD

Purpose:

To ensure proposed expenditures are consistent with Chapter 311, the Project Plan, and redevelopment objectives of the Zone.

SECTION I – Threshold Eligibility (Pass/Fail)

If a project fails any item below, it should not proceed without legal review.

Requirement	Yes	No
Located within the TIF Zone OR directly serves Zone property	<input type="checkbox"/>	<input type="checkbox"/>
Falls within eligible categories listed in Project Plan	<input type="checkbox"/>	<input type="checkbox"/>
Promotes development or redevelopment within the Zone	<input type="checkbox"/>	<input type="checkbox"/>
Consistent with adopted Project & Financing Plan	<input type="checkbox"/>	<input type="checkbox"/>
Does not exceed total program cost allocations	<input type="checkbox"/>	<input type="checkbox"/>

If any answer is “No,” Board must document findings before proceeding.

SECTION II – Redevelopment Impact Scoring (0–5 per category)

- 0 = No impact
- 1 = Minimal impact
- 3 = Moderate impact
- 5 = Significant impact

Category	Score (0–5)
Increases taxable property value within the Zone	___
Stimulates private investment	___
Supports residential growth	___



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Category	Score (0–5)
Supports commercial/retail growth	—
Improves infrastructure capacity	—
Enhances connectivity (streets, trails, access)	—
Removes blight or underutilization	—
Improves marketability of adjacent property	—
Addresses drainage/flooding issues	—
Strengthens public safety or service reliability	—

Maximum Score: 50

SECTION III – Financial Evaluation

Consideration	Evaluation
Total Project Cost	\$ _____
TIF Portion Requested	\$ _____
Other Funding Sources	\$ _____
% of Remaining TIF Capacity	_____ %
Pay-as-You-Go or Debt-Supported?	_____

Board should consider:

- Is this the highest and best use of TIF funds?
- Does this reduce future flexibility?
- Does this align with long-term Zone strategy?

SECTION IV – Off-Site Improvement Nexus (If Applicable)

Required only if project is outside Zone boundary.

Finding	Yes	No
Improvement is necessary to support Zone development	<input type="checkbox"/>	<input type="checkbox"/>



(817) 293-0525 (Main)
(817) 551-9495 (Fax)
www.evermantx.us

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Finding	Yes	No
Provides direct and substantial benefit to Zone property	<input type="checkbox"/>	<input type="checkbox"/>
Enhances property value within Zone	<input type="checkbox"/>	<input type="checkbox"/>

Formal findings must be adopted if approved.

SECTION V – Overall Project Rating

Total Score	Recommendation
40–50	Strong redevelopment catalyst
30–39	Moderate benefit – supportable
20–29	Limited benefit – proceed cautiously
Below 20	Weak nexus – reconsider

Board Certification

The TIF Board finds that the proposed project:

- Is consistent with Chapter 311
- Is consistent with the Project and Financing Plan
- Promotes development or redevelopment within the Zone
- Serves a valid public purpose

Chair Signature: _____

Date: _____