



**CITY COUNCIL
WORKSHOP SESSION MINUTES
DECEMBER 18, 2024**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2 (Arrived at 6:42 p.m.)
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Jones, Economic Development Director
Yalondra M. Valderrama, Heritage & Tourism Manager
Michael Burrell, Interim Development Services Director
Tracey Vasquez, HR Director
Gregory Miller, Bond Counsel
Veronica Rivera, Assistant City Attorney

WORKSHOP SESSION – 6:00 P.M.

With a quorum of the Council Members present, the workshop session of the Manor City Council was called to order by Mayor Harvey at 6:11 p.m. on Wednesday, December 18, 2024, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

A. Discussion on Manor Tax Increment Reinvestment Zone (TIRZ No. 2), Project and Financing Plan.

Chris Branham with Catalyst Commercial presented the attached PowerPoint presentation.

The topics of discussion were the following:

- What is a TIRZ?
- TIRZ Purpose
- History and Background
- How TIRZ Funding Works
- Authorized Public Improvements
- Authorized Public Improvements
- Benefits of TIRZ
- Governance
- Proposed TIRZ
- Revenues
- Projected Costs

There was no action taken.

ADJOURNMENT

The Manor City Council Workshop Session Adjourned at 6:43 p.m. on Wednesday, December 18, 2024.

The Manor City Council approved these minutes on the 15th day of January 2025.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

TOOLS FOR ECONOMIC DEVELOPMENT

MANOR TAX INCREMENT REINVESTMENT ZONE (TIRZ) #2

Prepared By Catalyst Commercial

December 2024



What is a TIRZ?

Tax Increment Reinvestment Zones (TIRZ) are special zones created by the City to attract new investment to an area.

TIRZ PURPOSE

To help finance the cost of redevelopment and encourage development in an area that would otherwise not attract sufficient market development in a timely manner. Taxes attributable to new improvements (the increment) are set-aside in a fund to finance public improvements within the boundaries of the zone.

HISTORY AND BACKGROUND

TIRZ were created by the Texas Legislature to help finance the cost of improvements needed to promote development or redevelopment in specific geographic areas of a community.

A TIRZ is regulated and monitored by the City in accordance with Chapter 311 of the Texas Tax Code

A TIRZ...

Is one of many economic development “tools” available

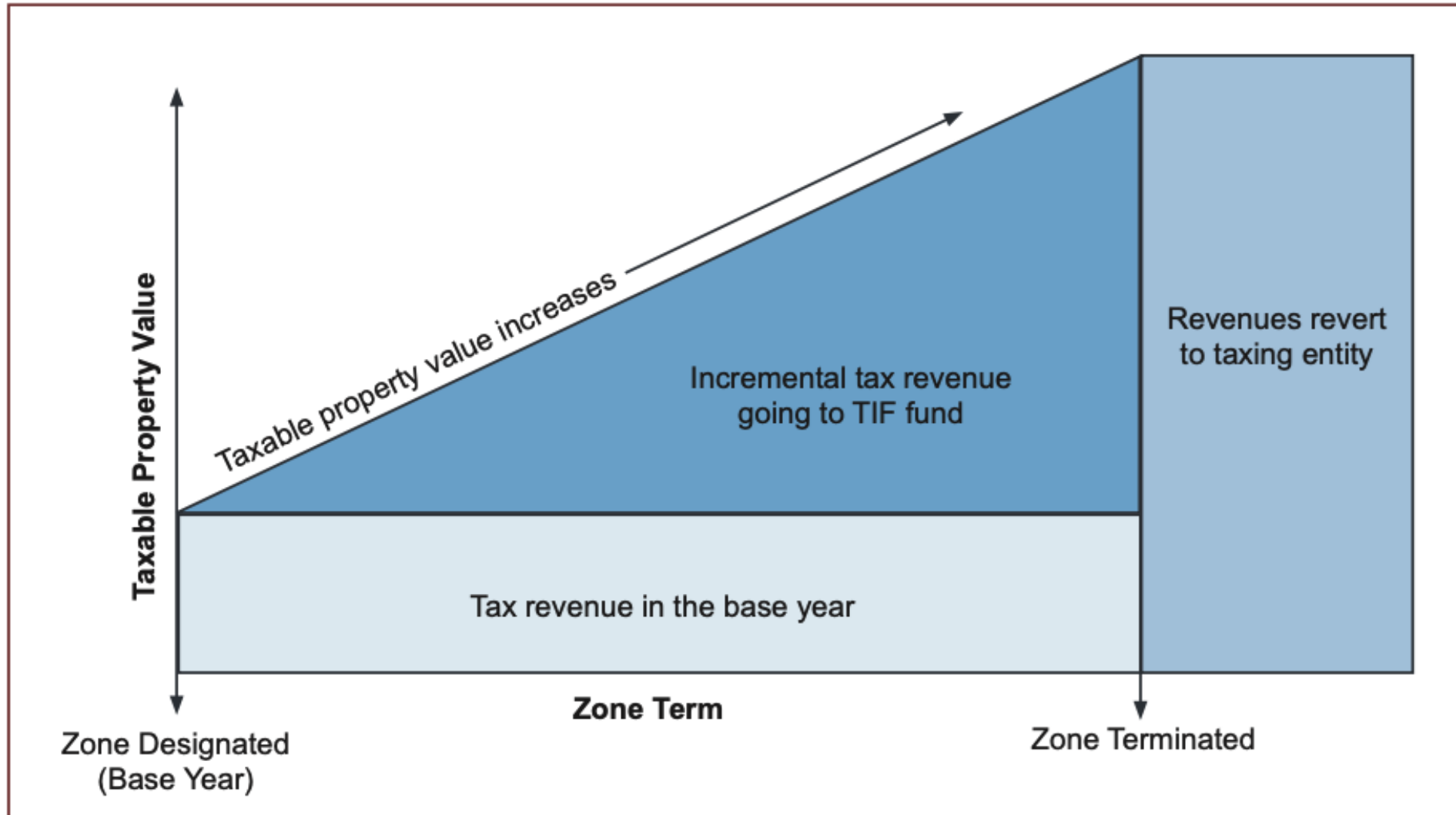
Should have clearly identified needs and focused solutions

Focused on capital improvement programs

Usually performance-based public/private partnerships

Typically extends for 20 years

HOW TIRZ FUNDING WORKS



AUTHORIZED PUBLIC IMPROVEMENTS

Public improvements scheduled for the Zones include, but are not limited to, the construction of:

Sidewalks, cross walks and pedestrian crossing systems



Storm sewers and drainage ponds



Sanitary sewers



Landscaping, streetscape, public art



Plazas, squares, trails, & public spaces



Parking lots and roadways



AUTHORIZED PUBLIC IMPROVEMENTS

Public improvements scheduled for the Zones include, but are not limited to, the construction of:

Parks and outdoor spaces



Bicycle routes and facilities



Public transportation projects



Signage and wayfinding



Utility relocation & installation



Water system improvements



Benefits of TIRZ:

TIRZ is
performance-driven

Pro-active plan that
creates path for
vision

Wide experience
and examples
across Texas

Ability to provide
incentives for
developments over
a long term

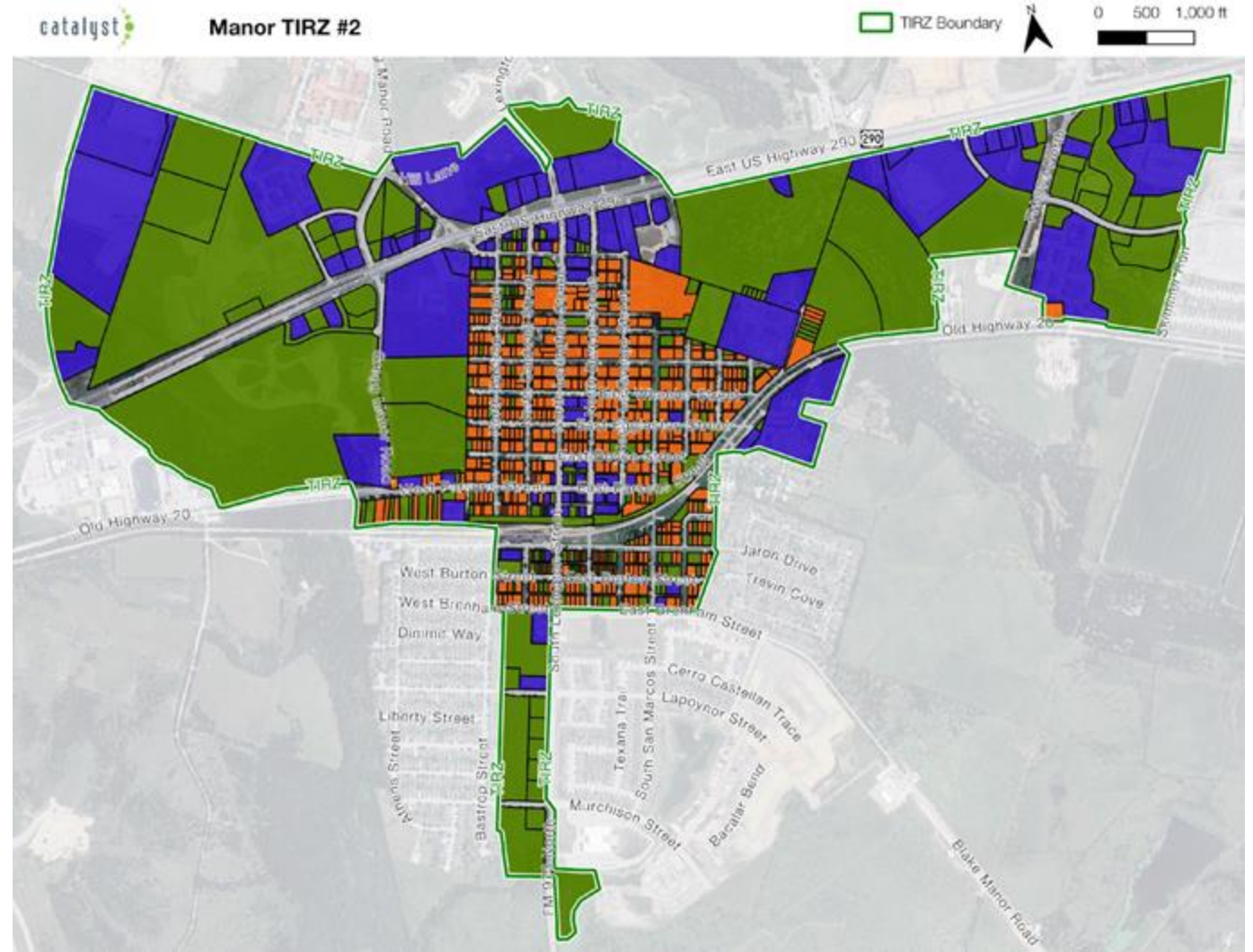
GOVERNANCE

1. The TIRZ Board makes recommendations to the city council concerning the administration of the **TIRZ Zones**, **prepares and adopts project plans**, **prepares reinvestment zone financing plans**, and; **prepares, implements, monitors, and submits all plans and an annual report** to the city council for approval.
2. Meanwhile, the Manor City Council **approves the final Project and Financing Plan**, which contains the vision, **appoints TIRZ Board of Directors**, **approves funding source for projects**, **approves Development Financing Agreements**, and **approves the Issuance of Debt if appropriate**.

PROPOSED TIRZ

To utilize tax increment financing (“TIF”) in Texas, a tax increment reinvestment zone (“TIRZ”) must be created over the specific geographic area (TIRZ) where the public improvements will be reinvested (i.e., constructed). Zones are limited to the percentage of residential property allowed in the Zone.

PROPOSED TIRZ



REVENUES (example)

City Participation	25%	50%	75%	100%
25 Years	\$23,065,180	\$46,130,359	\$69,195,539	\$92,260,718

Year	Base Year 0	Year 1	Year 10	Year 25
Total Base Real Prop Value	\$ 414,216,265	\$ 414,216,265	\$ 414,216,265	\$ 414,216,265
Total Incremental Real Prop Value	\$ -	\$ 22,035,347	\$ 333,041,349	\$ 823,625,030
Total Real Property Value	\$ 414,216,265	\$ 436,251,612	\$ 747,257,614	\$ 1,237,841,295

Year	Base Year 0	Year 1	Year 10	Year 25
Base Real Tax Revenue	\$ 1,768,082	\$ 1,768,082	\$ 1,768,082	\$ 1,768,082
Incremental Real Tax Revenue	\$ -	\$ 94,058	\$ 1,421,587	\$ 3,515,643
Total Real Tax Revenue	\$ 1,768,082	\$ 1,862,140	\$ 3,189,669	\$ 5,283,726

Above is an example of potential property tax revenues within the proposed TIRZ. This does not factor in any property tax exemptions currently applied to the TIRZ parcels and their associated accounts.

Projected Costs

ITEM	TOTAL COST	
Professional Fees	\$4,000,000	10%
Demolition	\$1,600,000	4%
Transportation Improvements	\$5,600,000	14%
Structures	\$1,600,000	4%
Utilities	\$3,200,000	8%
Landscape/Irrigation	\$1,600,000	4%
Aesthetic Enhancements	\$4,000,000	10%
Monumentation	\$800,000	2%
Pedestrian Pavement	\$1,600,000	4%
Construction Contingency	\$8,000,000	20%
Utility Relocations	\$8,000,000	20%
TOTAL PROJECT COSTS	\$40,000,000	100%