
CITY OF PORT LAVACA

MEETING: MARCH 09, 2026 **AGENDA ITEM** ____

DATE: 02.13.2026

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JODY WEAVER, INTERIM CITY MANAGER

SUBJECT: **CONSIDER APPROVAL OF 2nd and FINAL READING OF ORDINANCE APPROVING THE FINAL PROJECT AND FINANCING PLAN FOR TIRZ NO. 1, AS ADOPTED BY THE TIRZ NO. 1 BOARD**

Background:

At a Regular City Council meeting on November 10, 2025, Council adopted the TIRZ #1 Creation Ordinance which established 5 key elements:

- Boundary
- Term
- TIRZ Board
- City Participation; and
- Preliminary Project and Financing Plan

State Law requires that the TIRZ Board prepare and adopt a Final Project and Financing Plan and recommend to Council it's adoption. The TIRZ No. 1 Board met at 5:30 pm on February 9 to adopt the Plan and recommend it's approval by Council.

The difference between this Final plan and the one previously adopted as the Preliminary Plan is the inclusion of the participation of the other taxing entities – Calhoun County (at 50%) and the Calhoun Port Authority (at 50%). Now that the interlocal agreement with these two entities has been executed, that information is included in the Final Plan and is ready for adoption.

Information to highlight in the Plan are:

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Potential Project Costs - TIRZ #1		
Water Facilities and Improvements	\$ 12,137,078	10%
Sanitary Sewer Facilities and Improvements	\$ 12,137,078	10%
Storm Water Facilities and Improvements	\$ 12,137,078	10%
Transit/Parking Improvements	\$ 3,641,123	3%
Street and Intersection Improvements	\$ 30,342,695	25%
Open Space, Park and Recreation Facilities and Improvements	\$ 6,068,539	5%
Economic Development Grants	\$ 42,479,773	35%
Administrative Costs	\$ 2,427,416	2%
Total	\$ 121,370,779	100.0%

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All the items above are eligible per the Statute and serve as a menu of potential expenses. City Council has the final authority of specific allocations; however the total dollar amount serves as a cap.

Page 9 – currently adopted participation percentages

Real Property Tax - 2025 Rates		Participation	
City of Port Lavaca	0.80000000	75%	0.60000000
Calhoun County	0.62220000	50%	0.31110000
Calhoun Port Authority	0.00050000	50%	0.00025000
Farm to Market & Lateral Road	0.00000000	0%	0.00000000
Calhoun County GWD	0.00670000	0%	0.00000000
Calhoun County ISD	0.77010000	0%	0.00000000
	2.19950000		0.91135000

Page 16 – Revenue Summary and Cap

Revenue Summary
75% CITY

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Port Lavaca	\$124,790,247	\$79,664,214	\$45,126,033
Calhoun County	\$91,925,495	\$41,673,077	\$50,252,417
Calhoun Port Authority	\$73,871	\$33,488	\$40,383
Farm to Market & Lateral Road	\$0	\$0	\$0
Calhoun County GWD	\$989,876	\$0	\$989,876
Calhoun County ISD	\$113,776,637	\$0	\$113,776,637
Total	\$331,556,125	\$121,370,779	\$210,185,346

Recommendation:

- Approve this 2nd and Final reading of Ordinance #S-1-26 to approve the Final Project and Financing Plan of TIRZ No. 1.

Future meetings of the TIRZ No. 1 Board:

- This Board will meet annually in early February to approve the annual report that must be submitted to the State Comptroller prior to February 28 (150 days after the end of the previous fiscal year).
- And this Board will meet as needed to review and make recommendations regarding requests for project funding from the TIF.