



City of San Marcos

TIRZ # 5 Board
March 21, 2025 9:30 a.m.
City Hall Conference Room
630 E. Hopkins St.
San Marcos, TX
Meeting ID: 215 398 543 883
Passcode: qT6hv2rY

The presiding officer for this meeting will be present at the meeting location described above.

I. Call to Order

II. Roll Call

III. Citizen Comment Period

MINUTES

1. Consider approval, by motion, of the November 14, 2024, meeting minutes. Pg. 4-5

PRESENTATIONS

None

PUBLIC HEARINGS

None

ACTION ITEMS

2. Review and consider amending the Alley Redevelopment project and budget by additional \$1,600,000 Pg. 7-13
3. Review and consider amending the Alleyway Safety Lighting project and budget by \$25,000 Pg. 15-18
4. Review and consider amending the FY25 Landscaping Maintenance budget by \$27,512.75 Pg. 20-22
5. Review and consider amendments to the Tax Increment Reinvestment Zone No. 5 Project Plan and Financing Plan Pg. 24-40

DISCUSSION ITEMS

6. Discuss Downtown vacancies existing and prospective ordinances and initiatives Pg. 42-45
7. Discuss capacity of Downtown Mobility Hub to accommodate future public restrooms Pg. 47-49
8. Receive update from staff regarding ongoing Downtown Landscaping Capital Project Pg. 51-53

REPORTS

9. FY2025 Financial Summary and Expenditure Detail Pg. 55-60

FUTURE AGENDA ITEMS

10. Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.*

IV. Question and Answer Session with Press and Public.

V. Adjournment

Notice of Assistance at the Public Meetings

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For more information on the TIRZ #5 Board, please contact Jon Locke at 512-393-8170.

Agenda Item #1



City of San Marcos
MEETING MINUTES
TIRZ # 5 Board
November 14, 2024 10 a.m.
City Hall Conference Room
Microsoft Teams

I. Call to Order

The meeting was called to order at 10:25 a.m.

II. Roll Call

Present: Mayor Hughson
Commissioner Debbie Gonzales Ingalsbe
Judge Ruben Becerra
Kyle Mylius

Absent: Council Member Mark Gleason

III. Citizen Comment Period

No citizen comments.

1. Consider approval, *by motion*, of November 14, 2024, meeting minutes.

Judge Becerra advises:

- on modifying the minutes to be more inclusive of who makes motions and who seconds them.

Mayor Jane Hughson advises to:

- Correct "motioned to approve" to state "moved to approve" when considering approval by motion.
- Clarify Item #11 – Future Agenda Items, November 14, 2024 Agenda Packet – 2nd item listed should be stated as: Alleyway Safety Lighting.
- Clarify Item #11- Future Agenda Items, November 14, 2024 Agenda Packet - 4th item listed should be stated as: Josie Falletta will provide more downtown vacancy information and inspection regulation rules that can be implemented.

- Mayor Jane Hughson moved to approve minutes with stated changes
- Seconded by Judge Becerra
- Passed unanimously

DISCUSSION ITEMS

2. Provide direction for the information needed for the unhoused in Downtown area.

Officers C. Phillippi and L. Willdigg are the two primary members working full time as the Homeless Outreach Team (HOT). They are trained as certified Texas Commission on Law Enforcement (TCOLE) and are designated as mental health officers. The officers stated there is a significant correlation between mental health and homelessness. As part of HOT needs, a transportation vehicle has been requested that would support transporting a homeless person(s) to a shelter, drug rehab or a mental health facility. At times, the officers provide

transportation to a relative that could include a bus ticket. They have been successful with those they have helped, such as in the areas where there was heavy criminal activity among campsites along the Blanco River underneath Highway 80. Along with code compliance and working with Easter Seals and hundreds of volunteers, all have aided in the help to cleanup, cut down the invasive species and trash removal. HOT offers available resources based on their needs. Businesses in the area are pleased with their success and change in this area. City Council has supported the full-time HOT program and the officers are grateful.

Shanna O'Brien with Neighborhood Enhancement has implemented work sessions with various downtown staff members by getting them trained to work with people on the streets with apparent mental health disorders. Neighborhood Enhancement also provides guidance to businesses on how to recognize mental health issues, deal with loitering, graffiti, and to establish what appropriate actions to take. Shanna O'Brien would like a broader discussion into a sign campaign that says to give to a community in need – Board prefers to not have signs downtown

3. TIRZ#5 financial update. Jon Locke presented the FY2024 ending fund balance and beginning balance for FY2025 - fund changes were from the Main St. façade grants made by the board at the last meeting. Mayor Jane Hughson commented that the city is getting things done. No other comments or concerns were mentioned.
4. Future Agenda Items.
 - Alleyway Safety Lighting
 - Josie Falletta will provide more downtown vacancy information and inspection regulation rules that can be implemented.
 - Relative to the unhoused; possibly consolidate the dumpsters and recycling bins in every block downtown, setting a cage over dumpster(s) and locking.
 - Mobility Hub – plumbing is done and how restrooms would be advantageous for downtown.
 - Rodney Gonzales to coordinate a trip to Georgetown – look at what the city is doing to improve their downtown.
 - Lonzo Anderson will investigate no loitering policy for downtown.
5. Question and Answer Session with Press and Public. None presented.
6. Adjournment - Mayor adjourned at 11:24 a.m.

Agenda Item #2

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Review and consider amending the Alley Redevelopment project and budget by additional \$1,600,000

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):
Department (Engineering & CIP)

Sponsor Department (External Funding Request):

Project Contact:

Shaun Condor, Director of Engineering

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☒ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$1,600,000

Funds Available:

Fiscal Note:

Prior Board Action:

The TIRZ #5 Board has previously approved TIRZ funding in the amount of \$600,000.00 as part of a larger request in 2020 for multiple projects in the amount of \$4,179,612.

Background Information:

We are asking for an additional \$1,600,000 to cover the improvements previously approved by the TIRZ board.

The TIRZ board previously approved \$600,000 in funding in 2020 specifically for the Alley Redevelopment (Phase 1) project. Since that time, construction costs have doubled, and the design have been finalized, and staff has a better cost estimate for these improvements.

The project includes the reconstruction of the downtown alleys between LBJ and Guadalupe from Hopkins to Hutchison. Permeable Pavers will be installed within Kissing Alley (from Jack Alley to Hopkins) and the remaining alleys will be reconstructed with new concrete pavement. Both alleys between Hopkins and Hutchison will include electrical and telecommunications conversion from overhead to underground as well as lighting. TIRZ funding will be used for the alley design and construction and will include green infrastructure for the portion of Kissing Alley.

The current construction cost is estimated at approximately \$5.2M-\$5.3M, with city funds being used for the remaining balance. If the additional TIRZ funding is approved, construction is expected to start in summer of 2025 and last approximately 1.5 - 2 years. Without the additional TIRZ funding, construction would be delayed until additional funding can be identified.

Council Action:

Design contract approval - October 15, 2019

CIS # 1 approval - December 27, 2019

CIS # 2 approval - February 6, 2020

CIS # 3 approval - September 8, 2021

CIS # 4 approval - September 7, 2022

CIS # 5 approval - April 4, 2023

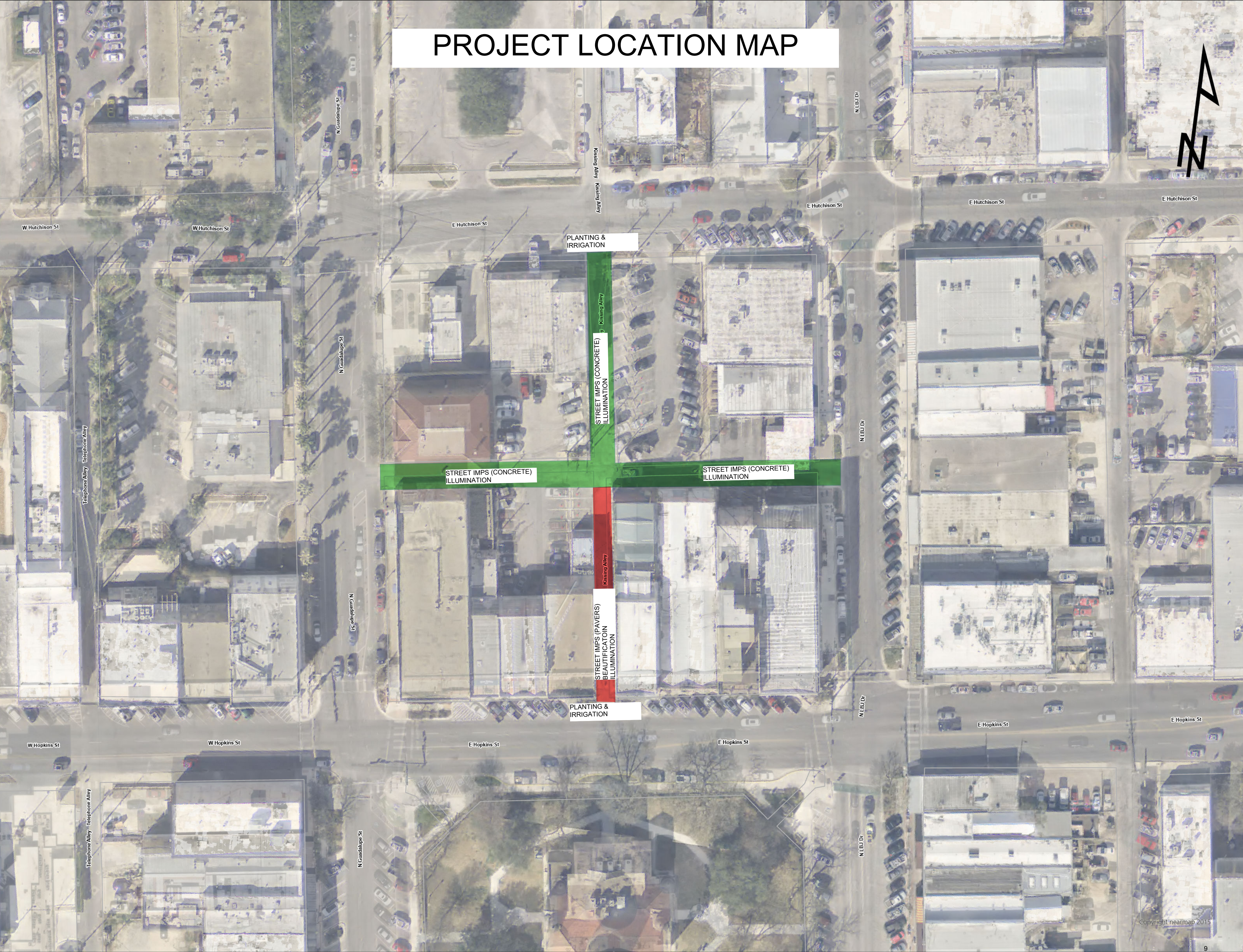
Alternatives:

There are no alternatives

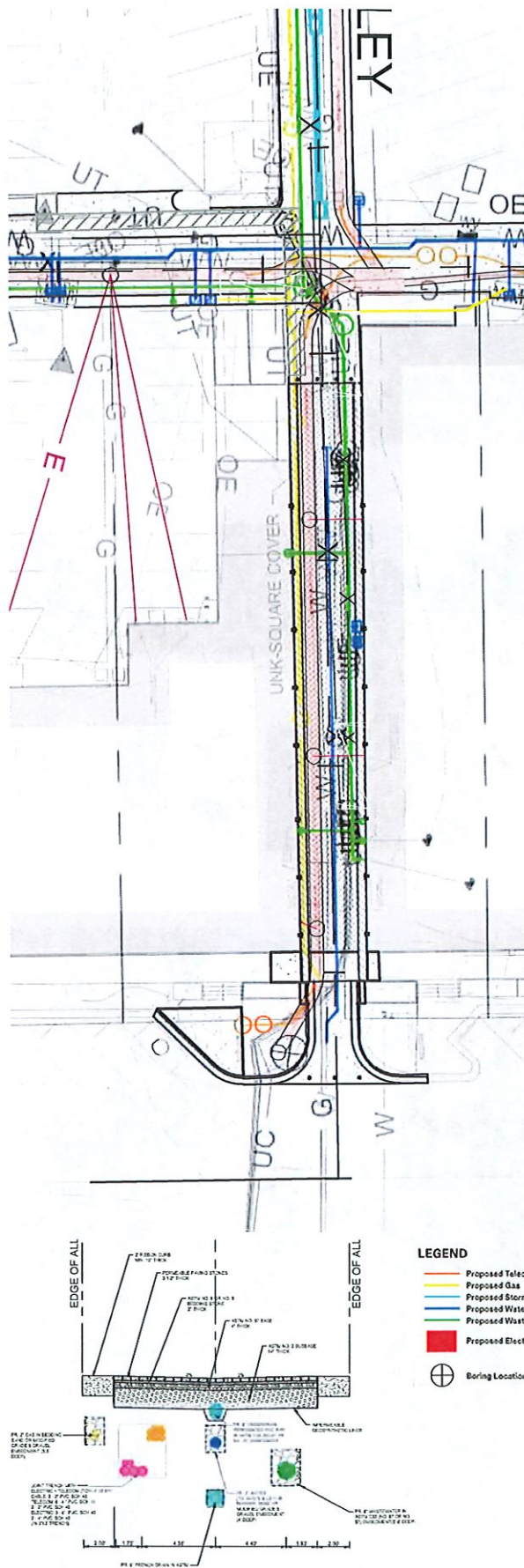
Recommendation:

Approval of this TIRZ funding

PROJECT LOCATION MAP



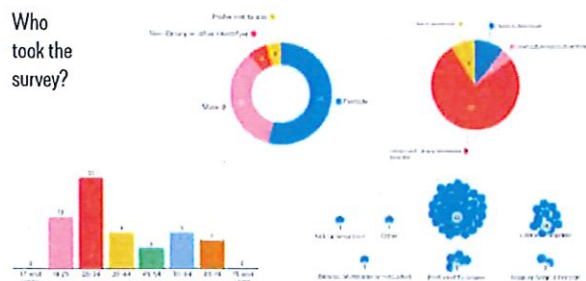
PROPOSED DESIGN AND PRECEDENTS



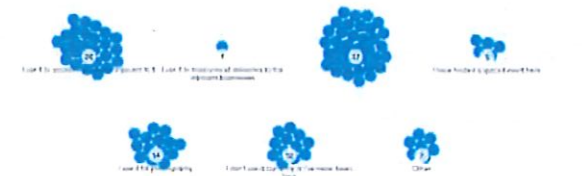
KISSING ALLEY
SAN MARCOS, TEXAS | CITY OF SAN MARCOS

What we heard from Open House #1

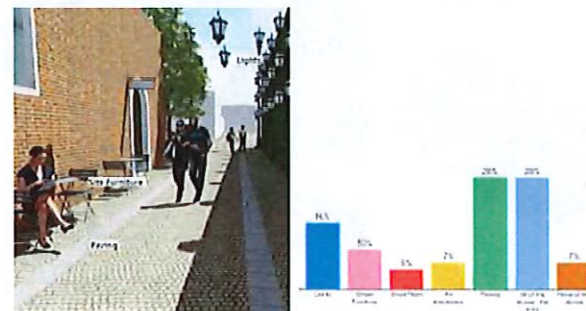
Who took the survey?



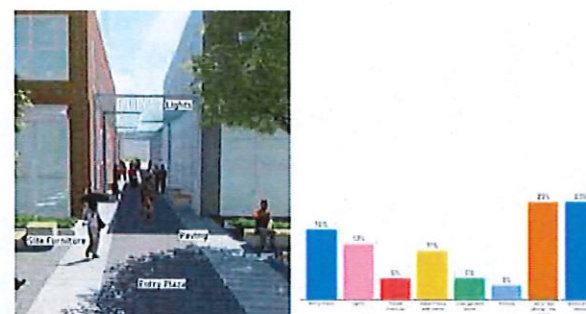
How do you typically use Kissing Alley now? (Select all that apply)



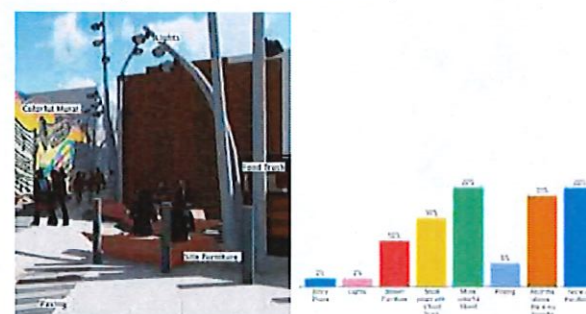
Traditional Concept: What do you like about this concept?



Flexible Concept: What do you like about this concept?

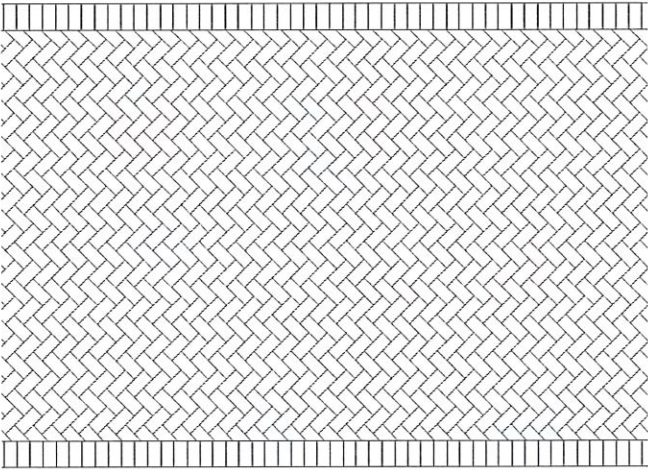


Artistic Concept: What do you like about this concept?



DESIGNWORKSHOP
April 2024

MATERIALS



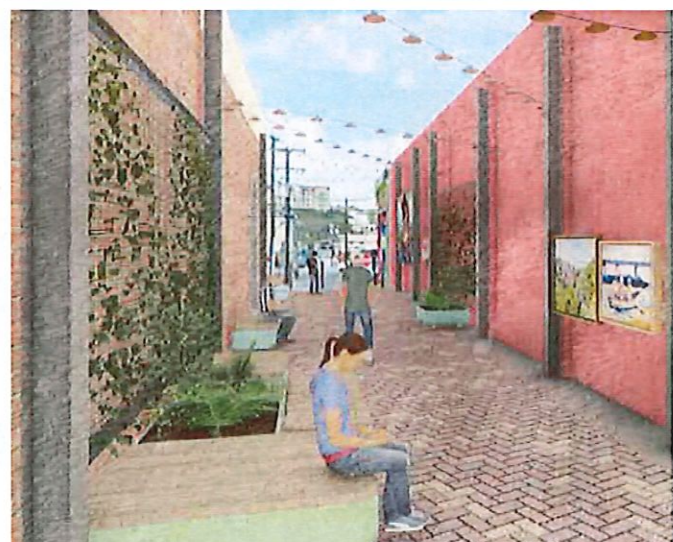
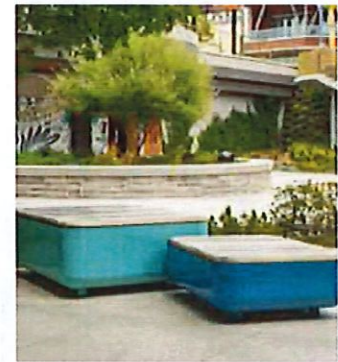
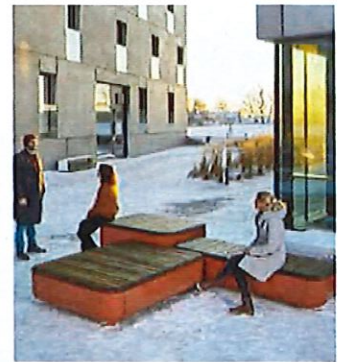
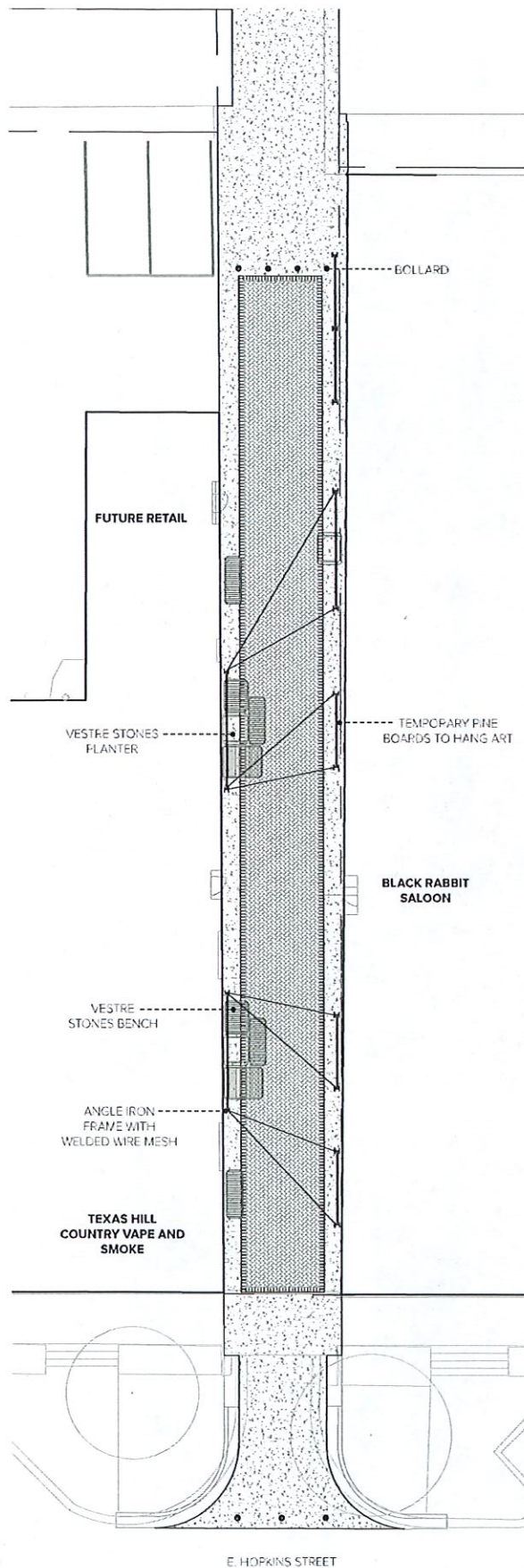
Herringbone with Soldier



Antique and Cafe Brick



FURNITURE



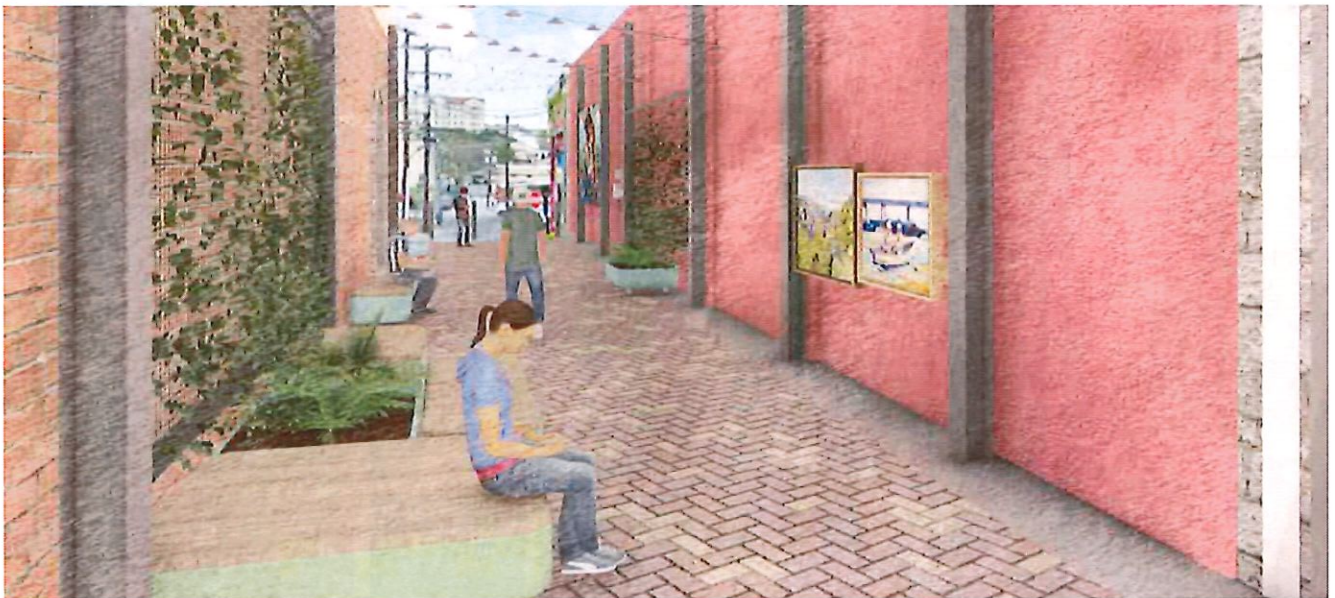
KISSING ALLEY

SAN MARCOS, TEXAS | CITY OF SAN MARCOS

DESIGNWORKSHOP

April 2024

PROPOSED DESIGN



KISSING ALLEY
SAN MARCOS, TEXAS | CITY OF SAN MARCOS

DESIGNWORKSHOP
April 2024

Agenda Item #3

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Review and consider amending the Alleyway Safety Lighting project and budget by \$25,000.

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):

TIRZ Board Request

Sponsor Department (External Funding Request):

Destination Services - Main Street

Project Contact:

Josie Falletta

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding

Funds Required: \$ 25,000

Funds Available: \$

Fiscal Note:

Prior Board Action:

Directed staff to provide recommendation regarding alleyway safety lighting.

Background Information:

The TIRZ 5 Board previously requested that staff provide a recommendation for alleyway safety lighting. After discussion with several departments including Planning, Engineering/CIP, Public Works, and Utilities, staff recommends beginning with a photometric study, which can be completed internally.

Downtown Area Plan Recommended Items:**Multimodal Connectivity & Parking**

C.1 – Prioritize accessible pedestrian infrastructure including strollers and wheelchair users on all Downtown streets, alleys, and in public spaces with appropriate widths and safety improvements such as sufficient lighting.

Streetscapes

D.8 – Increase safety at intersections through streetscape design, public art, crossing improvements, lighting, and traffic control.

Council Action:**Alternatives:****Recommendation:**

Staff recommends beginning with a photometric study to measure the dark spots in downtown alleys. This study will provide an assessment of existing lighting and can be completed in house by San Marcos Utilities with one month's notice. Once the photometric study is completed, staff can provide more tailored recommendations to address dark spots.

FOLLOW UP - ALLEY SAFETY LIGHTING

DOWNTOWN AREA PLAN RECOMMENDATIONS FOR LIGHTING

Multimodal Connectivity & Parking

- C.1 - Prioritize accessible pedestrian infrastructure including strollers and wheelchair users on all Downtown streets, alleys, and in public spaces with appropriate widths and safety improvements such as sufficient lighting.

Streetscapes

- D.8 - Increase safety at intersections through streetscape design, public art, crossing improvements, lighting, and traffic control.

ALLEY CROSS SECTION

Alley width: ~15 ft

Staff discussion: Can Downtown Pattern Book lamps be installed in alleys?

Finding: Downtown Pattern Book lights will not fit in alleys (footer is too large)

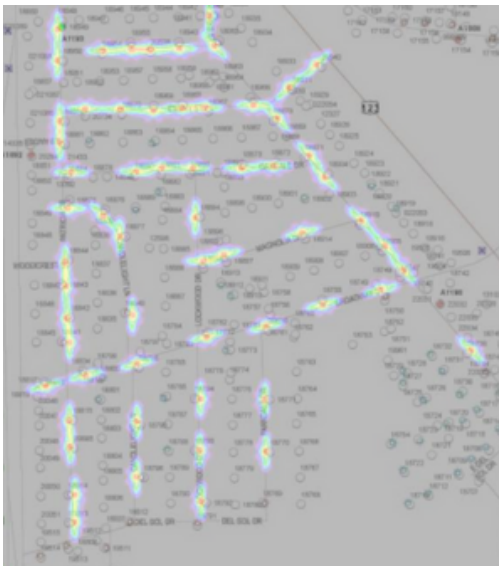


FOLLOW UP - ALLEY SAFETY LIGHTING CONT.

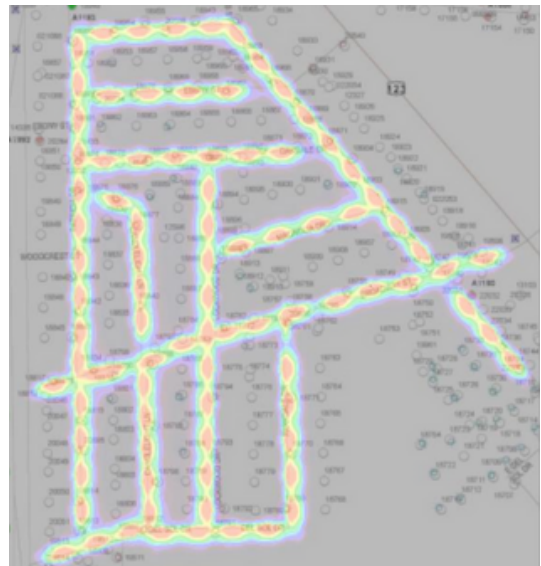
STAFF RECOMMENDATION

Staff recommend a two part process to add safety lighting to alleys. Phase 1 is a photometric study to assess where additional lighting is needed in downtown alleys. This can be completed in house for \$25,000 by Utilities, with one month's notice. After the study is concluded, Phase 2 is an assessment of how to implement recommendations from the photometric study.

Example of a previous photometric study:



Phase 1: Photometric Study



Phase 2: Recommendation

Budget Requested for Photometric Study: \$25,000

Agenda Item #4

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Review and consider amending the FY25 Landscaping Maintenance budget by \$27,512.75

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):

Destination Services - Main Street

Sponsor Department (External Funding Request):

.

Project Contact:

Josie Falletta

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding

Funds Required: \$ 27,512.75

Funds Available: \$

Fiscal Note:

Prior Board Action:

TIRZ 5 Board approved \$75,000 for annual landscaping maintenance.

Background Information:

The TIRZ 5 Board approved Main Street's original FY25 request of \$75,000 for downtown landscaping maintenance. Staff request an additional \$27,512.75 to cover necessary maintenance costs due to the underestimate of expenses.

Council Action:**Alternatives:****Recommendation:**

Main Street requests an additional \$27,512.75 for annual landscaping maintenance needs in FY25.

LANDSCAPING MAINTENANCE REQUEST FOR FUNDING INCREASE

OVERVIEW

The TIRZ 5 Board approved Main Street’s original FY25 request of \$75,000 for downtown landscaping maintenance. Staff request an additional \$27,512.75 to cover necessary maintenance costs due to an underestimate of expenses.

Annual landscaping maintenance contract for beds:	\$87,070.00
Targeted herbicide treatments:	\$680.00
Easter Seals contract for mowing and string trimming:	\$14,762.75
Total expected costs for FY25:	\$102,512.75
Additional request for FY25:	(\$27,512.75)

BUDGET INCREASE REQUEST

Main Street requests an additional \$27,512.75 for annual landscaping maintenance needs in FY25.

Agenda Item #5

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Review and consider amending the Project Plan Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone No. 5

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):
Finance

Sponsor Department (External Funding Request):
Finance

Project Contact:
Jon Locke

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☐ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$2,789,486

Funds Available: \$

Fiscal Note:**Prior Board Action:****Background Information:**

Project Plan and Investment Zone Financing Plan for City of San Marcos, Texas Tax Increment
 Reinvestment Zone No.5 proposed amendment to the estimated projects costs by \$2,789,486 to
 cover the additional costs of the following projects.

Item	Projects	Completed Projects	Original Estimated Zone No. 5 Project Costs	Proposed Estimated Zone No. 5 Project Costs	Difference (Over)/Under Budget
1	Multi-modal transportation/mobility including sidewalks and shuttle services		\$ 1,350,000	\$ 2,208,555	\$ (858,555)
	Downtown Shuttle (1.5 Year Pilot)	Complete	\$ 500,000	\$ 470,372	\$ 29,628
	Alley Redevelopment (Phase 1)		\$ 300,000	\$ 1,100,000	\$ (800,000)
	Pedestrian Safety & Comfort		\$ 100,000	\$ 100,000	\$ -
	Downtown Reconstruction		\$ 250,000	\$ 250,000	\$ -
	Courthouse Grounds Renovations	Complete	\$ 200,000	\$ 288,183	\$ (88,183)
2	Overall enhancement of downtown including lighting, safety, and other aesthetic features		\$ 829,612	\$ 2,760,543	\$ (1,930,931)
	Alley Redevelopment (Phase 1)		\$ 300,000	\$ 1,100,000	\$ (800,000)
	Pedestrian Safety & Comfort		\$ 100,000	\$ 125,000	\$ (25,000)
	Downtown Reconstruction		\$ 250,000	\$ 250,000	\$ -
	Cheatham Flats	Complete	\$ 49,612	\$ -	\$ 49,612
	Downtown Security Cameras	Complete	\$ -	\$ 50,000	\$ (50,000)
	Courthouse Grounds Renovations	Complete	\$ 130,000	\$ 218,183	\$ (88,183)
	Camera Connectivity			\$ 48,828	\$ (48,828)
	Planting Project			\$ 137,513	\$ (137,513)
	Proposed Annual Costs*			\$ 831,019	\$ (831,019)
3	Acquisition of property for parking and other public priorities and related operations and maintenance costs		\$ 2,000,000	\$ 2,000,000	\$ -
	Property Acquisition	Complete	\$ 2,000,000	\$ 2,000,000	
			\$ 4,179,612	\$ 6,969,098	\$ (2,789,486)

* Proposed Annual Costs estimated through December 31, 2027

Council Action:

Alternatives:

Recommendation:

Approval of this request to increase the Project Plan and Investment Zone Financing Plan for City of San Marcos, Texas Tax Increment Reinvestment Zone No.5.

**PROJECT PLAN
AND
REINVESTMENT ZONE FINANCING PLAN
FOR CITY OF SAN MARCOS, TEXAS
TAX INCREMENT REINVESTMENT ZONE No. 5**

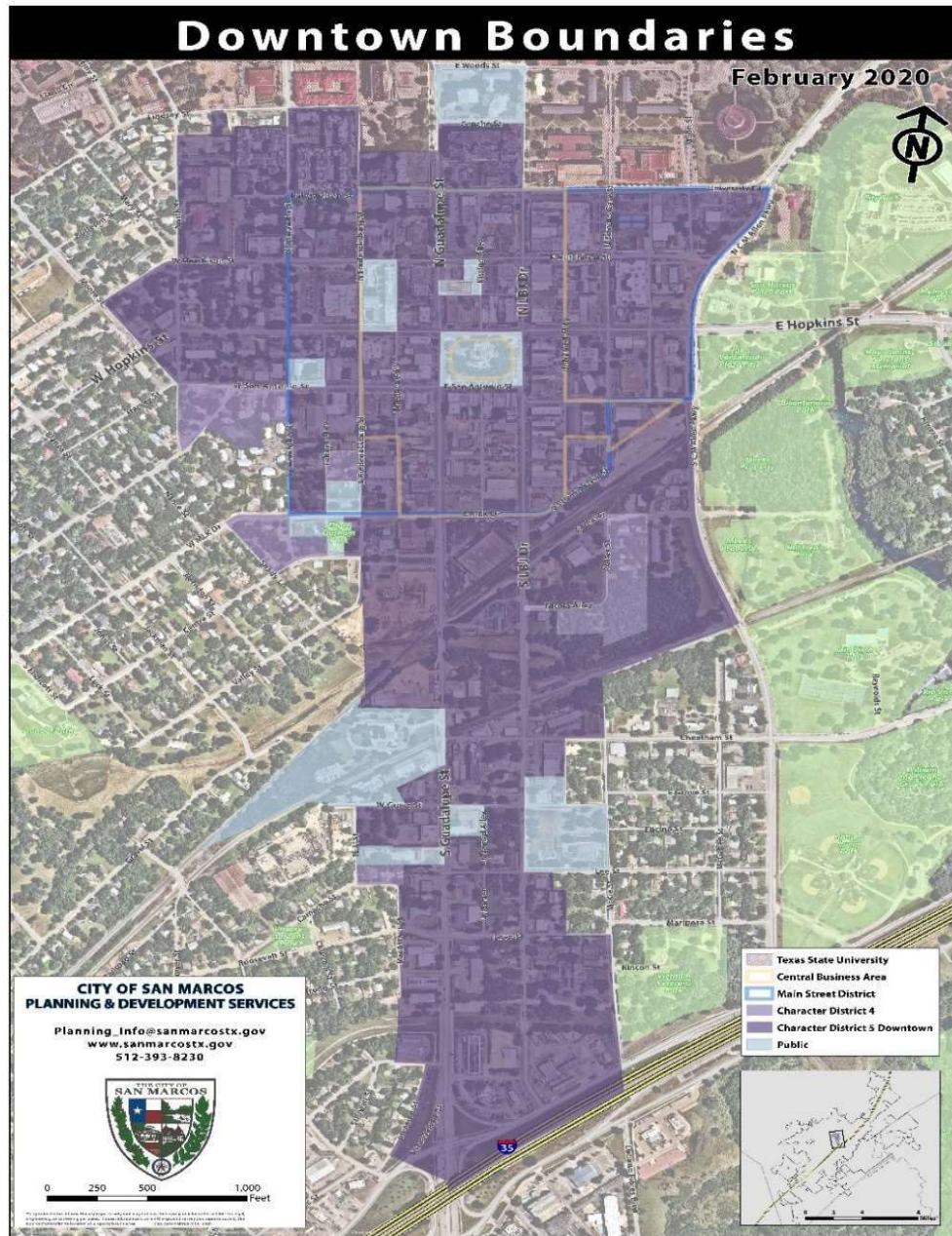


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Location

Project Overview and Project Costs

- Table 1

Project and Finance Plan

Existing Uses

- Map Showing Existing Uses and Conditions of Real Property in Zone No. 5

Proposed Projects

- Map Showing Proposed Improvements to and Proposed Uses of that Property

- Table 2

Changes to Municipal Ordinances

Method of Relocation

Zone No. 5 Finance Plan

1. List of Estimated Zone No. 5 Project Costs

2. Statement of Proposed Public Works

3. Economic Feasibility Study

4. Estimated Bonded Indebtedness

5. Time when Costs/Obligations Incurred

6. Financing, Expected Sources of Revenue

- Table 3

7. Current Appraised Value of Property

8. Estimated Captured Value

9. Duration of Zone

Appendix

Schedule A Economic Feasibility Study/Information

Schedule B Projected Assessed Taxable Valuations

The TIRZ Concept Generally

A tax increment reinvestment zone (“TIRZ”) is a financing tool created by the State Legislature to assist cities and counties in developing or redeveloping unproductive, underdeveloped or blighted areas.

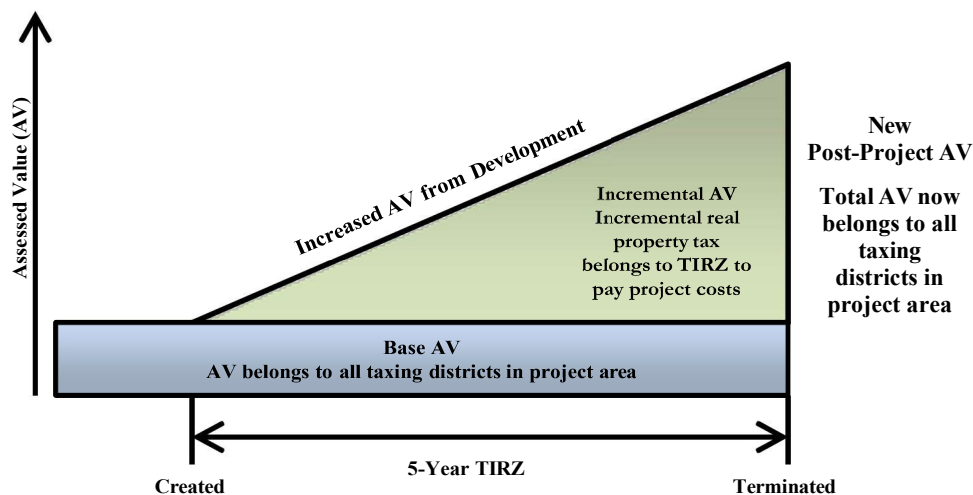
Cities may create a TIRZ where conditions exist that substantially impair an area’s sound growth and where development or enhancements financed by the TIRZ significantly enhance the value of all the taxable real property in a TIRZ and of general benefit to the city or county.

Prior to creation, the statute requires preparation of a preliminary project plan and reinvestment zone financing plan outlining specific projects to address the existing conditions and the method and means to finance those projects.

Upon creation, the total appraised value of real property located in a TIRZ is established for the year in which it was created. This is known as the base value. As new development occurs in a TIRZ, the value of real property increases.

This additional value above the base value is known as the tax increment. Such tax increment is typically set aside to finance improvements within a TIRZ including public infrastructure. Once all projects are complete or after a defined period of time, a TIRZ is dissolved.

During the life of a TIRZ, a city and other participating taxing jurisdictions collect tax revenue on the base value of a TIRZ as well as sales and use tax revenue generated by new development (unless a city or county agrees that sales tax and use revenue are also part of the increment). When a TIRZ is dissolved, a city and other participating taxing jurisdictions collect tax revenue on the tax increment value created by new development as well.



Executive Summary

The proposed City of San Marcos, Texas (the "City") Tax Increment Reinvestment Zone No. 5 ("Zone No. 5") consists of approximately 244 acres in the downtown core. The City has addressed one challenge, zoning standards that are inconsistent and contrary to creating a downtown environment, with the adoption of the San Marcos SmartCode (the "SmartCode") in 2011, putting in place a zoning that is predictable and focused on preserving downtown character while enabling pedestrian-oriented mixed-use development. In 2018, the City updated the Development Code and relabeled the downtown core as Character District 5 Downtown (CD-5D). Some of the other downtown challenges remain: a shortage of Class A office space, parking and pedestrian mobility, lack of sufficient lighting and downtown amenities and aesthetic features, and the condition of the streetscape and sidewalks in parts of downtown.

One of the financial tools identified in the plan to help address these challenges is the creation of a tax increment reinvestment zone. Under this proposed plan, the City and Hays County (the "County") would participate equally in a tax increment reinvestment zone projected to generate approximately \$15,831,450 over the current life of Zone No. 5. It is currently proposed that Zone No. 5 increment revenues will be allocated for parking, including acquisition of land, multi-modal transportation/mobility, sidewalks, safety considerations, improved lighting, beautification and streetscaping, annual downtown operations plan and overall enhancement of downtown that draws individuals downtown as allowed by Section 311.010(h) of the Texas Tax Code.

In order to be eligible for Zone No. 5 tax increment revenues, projects must (a) support multi-modal transportation and mobility including sidewalks and downtown shuttle services (b) provide overall enhancement of the downtown area including but not limited to lighting, safety and other aesthetic features and/or (c) include acquisition of property for parking and other public priorities with the amounts allocated to include the required operation and maintenance costs within Zone. No. 5. In addition, funds will be allocated annually for a downtown operations plan.

The true value of this approach is that it powerfully leverages tax increment revenues for economic development beyond streetscape or maintenance improvements on a given block. The potential increase in tax base can help in supporting possible future job creation through business relocation to the downtown area along with growth of existing businesses which create jobs. This approach also will encourage the engagement of higher education and other potential research partners through the focus on technology and research, ultimately ensuring that the site will be developed to its highest and best use.

Location

As proposed, Zone No. 5 extends from Texas State University to the North, to IH-35 to the South, CM Allen and McKie on the East and several blocks to the West.

All of the land within proposed Zone No. 5 is part of the Charter District-5 Downtown (CD-5D) and currently includes a number of different types of uses including commercial, retail, restaurants, residential and offices within the boundaries.

As provided in the April 1, 2010 economic analysis prepared for the City by Urban Advisors for the current Downtown Master Plan, the City's goal is to encourage a mix of new uses to accommodate additional housing, office space, retail, transportation, safety and parking facilities. Designation of Zone No. 5 assists the City in implementing the Downtown Master Plan and projects brought forth through future master plans.

Project Overview and Project Costs

1. Infrastructure supporting cohesive redevelopment

Zone No. 5 tax increment revenues shall be made available to facilitate investment in infrastructure or other improvements allowed by law that facilitate the following potential projects. This Project and Finance Plan will be amended as may be required by law to accommodate additional uses of the tax increment revenues within Zone No. 5:

- Projects that support multi-modal transportation and mobility including sidewalks and downtown shuttle services.
- Overall enhancement of the downtown area including but not limited to lighting, safety and other aesthetic features.
- Acquisition of property for parking and other public priorities with the amounts allocated to include the required operation and maintenance costs.

Table 1 – Proposed Project Costs

ITEM	Proposed Activity	ESTIMATED ZONE NO. 5 PROJECT COSTS
1	Multi-modal transportation/mobility including sidewalks and shuttle services	\$1,350,000 <u>\$2,208,555</u>
2	Overall enhancement of downtown including lighting, safety, and other aesthetic features	\$829,612 <u>\$2,760,543</u>
3	Acquisition of property for parking and other public priorities and related operations and maintenance costs	\$2,000,000
	TOTAL ESTIMATED PROJECT COSTS:	\$4,179,612 <u>\$6,969,098</u>

Table 1 summarizes the currently anticipated Project Costs to be financed within Zone No. 5.

2. Annual Allocation Breakdown

Table 2 – Proposed Annual Costs

<u>ITEM</u>	<u>Proposed Activity</u>	<u>ESTIMATED ZONE NO. 5 PROJECT COSTS</u>
<u>1</u>	<u>Full-time temporary staff to support downtown operations plan</u>	<u>\$75,360</u>
<u>2</u>	<u>Regular maintenance of vegetation and trees</u>	<u>\$108,000</u>
<u>3</u>	<u>Sidewalk Cleaning contract</u>	<u>\$40,000</u>
<u>4</u>	<u>Supplies and equipment</u>	<u>\$ 3,500</u>
<u>5</u>	<u>Downtown lighting maintenance</u>	<u>\$42,000</u>
<u>6</u>	<u>Board approved specific projects:</u> <u>A. Main Street Façade Grant Funding</u> <u>B. On-call Emergency Repairs</u>	<u>Up to \$30,000</u> <u>Up to \$50,000</u>
<u>ITEM</u>	<u>Proposed Activity</u>	<u>ESTIMATED ZONE NO. 5 PROJECT COSTS</u>
<u>1</u>	<u>2 Full-time staff to support downtown operations plan</u>	<u>\$77,760</u>
<u>2</u>	<u>Regular cutback of vegetation</u>	<u>\$100,000</u>
<u>3</u>	<u>Sidewalk Cleaning contract</u>	<u>\$30,000</u>
<u>4</u>	<u>Supplies and equipment</u>	<u>\$ 5,000</u>
<u>5</u>	<u>Board approved specific projects:</u> <u>A. Sidewalk Joint Repair FY23</u> <u>B. Tree trimming FY23</u>	<u>\$ 48,000</u> <u>\$ 8,100</u>

Project and Finance Plan

The purpose of Zone No. 5 is to (a) support multi-modal transportation and mobility including sidewalks and downtown shuttle services (b) provide overall enhancement of the downtown area including but not limited to lighting, safety and other aesthetic features and/or (c) include acquisition of property for parking and other public priorities with the amounts allocated to include the required City of San Marcos

operation and maintenance costs within Zone. No. 5. In addition, funds will be allocated annually for implementation and continued support of the downtown operations plan.

Expenditures associated with the design and construction of Zone No. 5 Projects, as well as other specific project-related costs, will be funded by tax increment revenues derived from increases in property values resulting from the new development in Zone No. 5.

The City may amend this Project and Finance Plan as may be necessary in accordance with law to accommodate the other redevelopment goals and projects outlined under "Project Overview and Project Costs."

TEXAS TAX CODE
SUBTITLE B. SPECIAL PROPERTY TAX PROVISIONS
CHAPTER 311. TAX INCREMENT FINANCING ACT
Sec. 311.011. PROJECT AND FINANCING PLANS

- (a) The board of directors of a reinvestment zone shall prepare and adopt a project plan and a reinvestment zone financing plan for the zone and submit the plans to the governing body of the municipality or county that designated the zone.
- (b) The project plan must include:
 - (1) a description and map showing existing uses and conditions of real property in the zone and a map showing proposed uses of that property;
 - (2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;
 - (3) a list of estimated non-project costs; and
 - (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.
- (c) The reinvestment zone financing plan must include:
 - (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
 - (2) a statement listing the proposed kind, number, and location of all proposed public works or public improvements to be financed by the zone;
 - (3) a finding that the plan is economically feasible and an economic feasibility study;
 - (4) the estimated amount of bonded indebtedness to be incurred;
 - (5) the estimated time when related costs or monetary obligations are to be incurred;
 - (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;
 - (7) the current total appraised value of taxable real property in the zone;
 - (8) the estimated captured appraised value of the zone during each year of its existence; and
 - (9) the duration of the zone.

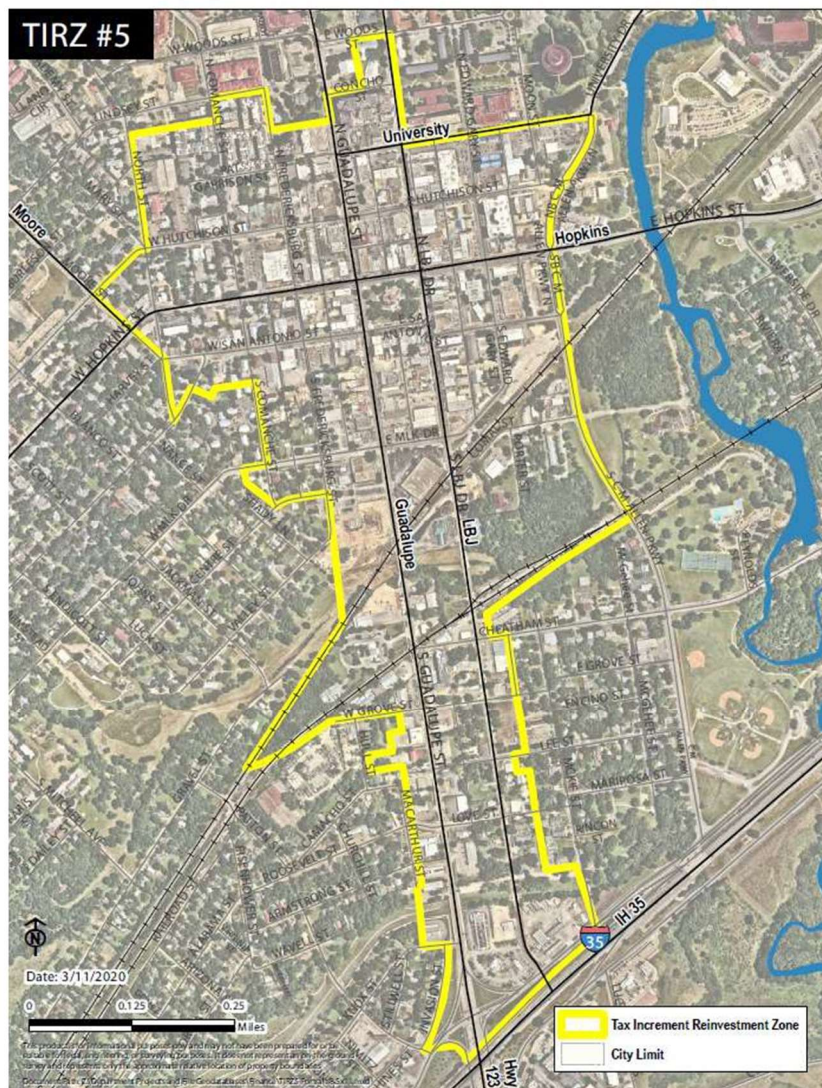
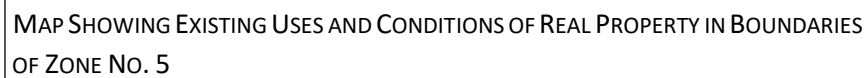
Existing Uses

1. Map showing existing uses and conditions of real property in Zone No. 5

Zone No. 5 consists of approximately 244 acres of commercial, retail, restaurants, residential and office uses within the City's designated Charter District 5 Downtown (CD-5D).

Development and redevelopment of the property within Zone No. 5's boundaries is necessary because the area is undeveloped or underdeveloped and because of obsolete platting, deterioration of structures or site improvements, or other factors, arrests the sound growth of the City's downtown.

The map on this page illustrates the current condition of the land.



PROPOSED PROJECTS

1. Table showing initial proposed improvements for the TIRZ area.

Improvements proposed for Zone No. 5 are primarily related to: (a) support multi-modal transportation and mobility including sidewalks and downtown shuttle services (b) provide overall enhancement of the downtown area including but not limited to lighting, safety and other aesthetic features and/or (c) include acquisition of property for parking and other public priorities with the amounts allocated to include the required operation and maintenance costs within Zone No. 5.

Table 3 – PROPOSED PROJECTS

Proposed Projects
Justice Center Streetscape Improvement Project 100 Block E. Martin Luther King Drive, San Marcos, TX
Alley Redevelopment Phase 1
Downtown Security Cameras
Cheatham Street Flats Paving
Pedestrian Safety and Comfort
Downtown Reconstruction/Capital Area Metropolitan Planning Organization
Downtown Shuttle (One Year Pilot)
<u>Planting Project</u>
<u>Camera Connectivity</u>
Property Acquisition and Maintenance and Operations

2. Annual estimated allocation breakdown to support annual downtown operations plan as well as approved project plans submitted via application process.

Changes to Municipal Ordinances

1. **Proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;**

The City does not expect any changes to zoning ordinances, the master plan, building codes or other ordinances as a result of the designation of Zone No. 5.

Estimated Non-Zone No. 5 Projects

2. A list of estimated Non-Zone No. 5 Projects

The City expects to continue developing projects included in its capital improvement plan ("CIP") that benefit areas within Zone No. 5 from CIP funds.

Method of Relocation

3. A statement of a method of relocating persons to be displaced as a result of implementing the plan.

Designation of Zone No. 5 is not anticipated to cause relocation of any residents.

Finance Plan

List of Estimated Zone No. 5 Project Costs

1. A detailed list describing the estimated Project Costs of Zone No. 5, including administrative expenses

Tables 1 and 2 itemize the estimated Zone No. 5 Project Costs. There are now administrative expenses estimated to be incurred for this TIRZ.

Statement of Proposed Public Works

2. A statement listing the kind, number, and location of all proposed public works or public improvements in Zone No. 5

The improvements that Zone No. 5 is designed to facilitate will be located throughout Zone No. 5. These improvements will assist with the development and redevelopment of Zone No. 5. The Map of Project Boundaries shown on the cover page hereof illustrates the location of the proposed improvements.

Economic Feasibility Study/Information

3. An Economic Feasibility Study/Information

In connection with the proposed development of the property within Zone No. 5 the City has previously commissioned studies outlining the goals and feasibility of the redevelopment of Zone No. 5 CD-5D as set forth in Schedule A. This Finance Plan is economically feasible since all Project Costs are paid only from tax increment revenues as they become available.

Estimated Bonded Indebtedness

4. The estimated bonded indebtedness to be incurred

The City currently anticipates paying Project Costs or reimbursing a developer for qualified Project Costs solely from tax increment revenues on an annual basis. No bond indebtedness will be incurred for Zone No. 5.

Time when Costs/Obligations Incurred

5. The time when costs or monetary obligations are to be incurred

When payment of costs or reimbursements of costs are to be made is a function of the availability of Zone No. 5 tax increment revenues. Schedule B is a projection of tax increment revenues which are available and expected to be available in the future to pay or reimburse Zone No. 5 Project Costs.

Financing, Expected Sources of Revenue

6. A description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay Project Costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit that levies taxes on real property in Zone No. 5.

Methods of Financing. The Project Costs will be paid directly for site improvements for certain Zone No. 5 Project Costs. Project Costs will be paid solely from tax increment revenues of Zone No. 5 as they are realized by Zone No. 5.

Sources of Tax Increment Revenue. The tax increment revenue necessary to pay the Zone No. 5 Project Costs is expected to come from increased property values in Zone No. 5. Schedule B displays the projected assessed valuations resulting from increases in value. These new tax increment revenues will be used to pay for Zone No. 5 Project Costs.

This Plan is based on a contribution rate (and current tax rates which are subject to change) shown from the City and County.

Table 3 Participating Jurisdictions		
Taxing Jurisdiction	FY202 25 (1)	% Dedicated
City of San Marcos	\$0.6030/\$100	25 70%
Hays County	\$0.3 085629 / \$100	25 70%

- (1) 202~~25~~ Tax Rate for purposes of illustration only. Tax Rate will be levied from year to year by the City and County, respectively, and will vary.
 (2) The total tax rate does not include the Road and Bridge rate.

Current Appraised Value of Property

7. Current Total Appraised Value of Property in Zone No. 5

The total current appraised value within Zone No. 5 as of November, 2020 is \$348,627,389.

Estimated Captured Value

8. Estimated Captured Value of Zone No. 5 in Each Year of Existence

The estimated captured appraised value of Zone No. 5 during each year of its existence is shown on Schedule B - Projected Assessed Valuation.

Duration of Zone

9. Duration of Zone

The duration of Zone No. 5 is currently through December 31, 2027. Zone No. 5 took effect on the date it was created, being December 14, 2011. The City Council established January 1, 2011 as the base year of Zone No. 5. The term of Zone No. 5 has been extended and is currently scheduled to terminate on December 31, 2027.

Schedule A

Economic Feasibility Study/Information

Schedule B

Projected Assessed Valuations

Budget Year	Tax Year	Total Valuation	Value Increase From Base Year	Annual Increase Percentage	City Tax Rate	City Tax	County Tax Rate	County Tax	Total Revenue Available	Cumulative Revenue Available
FY13	2012 Actual 70%	\$105,083,437	\$ 899,281	0.86%	0.5302	\$ 5,795	0.4252	\$ 4,642	\$ 10,437	\$ 10,437
FY14	2013 Actual 70%	\$116,524,339	\$ 12,356,933	10.9%	0.5302	\$ 43,472	0.4252	\$ 34,962	\$ 78,434	\$ 88,871
FY15	2014 Actual 70%	\$143,130,508	\$ 41,268,182	22.8%	0.5302	\$ 140,785	0.4252	\$ 116,509	\$ 257,294	\$ 346,165
FY16	2015 Actual 70%	\$145,033,604	\$ 42,341,838	1.3%	0.5302	\$ 149,771	0.4162	\$ 119,571	\$ 269,342	\$ 615,507
FY17	2016 Actual 70%	\$151,017,107	\$ 48,375,011	4.1%	0.6139	\$ 173,695	0.4012	\$ 121,378	\$ 295,073	\$ 910,580
FY18	2017 Actual 70%	\$190,650,978	\$ 86,366,376	26.2%	0.6139	\$ 368,718	0.4330	\$ 240,973	\$ 609,691	\$ 1,520,271
FY19	2018 Actual 70%	\$226,246,103	\$ 119,056,967	18.7%	0.6139	\$ 509,532	0.4237	\$ 310,695	\$ 820,227	\$ 2,340,498
FY20	2019 Actual 70%	\$247,526,912	\$ 140,337,776	9.4%	0.6139	\$ 616,057	0.4237	\$ 377,120	\$ 993,177	\$ 3,333,675
FY21	2020 Actual 25%	\$341,673,734	\$ 232,367,318	38.0%	0.5930	\$ 344,464	0.3924	\$ 227,625	\$ 572,088	\$ 3,905,763
FY22	2021 Budget 25%	\$365,178,908	\$ 255,872,492	6.9%	0.6030	\$ 385,728	0.3629	\$ 231,841	\$ 617,569	\$ 4,523,332
FY23	2022 Estimated 70%	\$450,618,561	\$ 341,312,145	23.4%	0.6030	\$ 1,440,679	0.3629	\$ 866,197	\$ 2,306,876	\$ 6,830,208
FY24	2023 Estimated 70%	\$473,149,489	\$ 363,843,073	5.0%	0.6030	\$ 1,535,782	0.3629	\$ 923,432	\$ 2,459,214	\$ 9,289,422
FY25	2024 Estimated 70%	\$496,806,964	\$ 387,500,548	5.0%	0.6030	\$ 1,635,640	0.3629	\$ 983,530	\$ 2,619,169	\$ 11,908,591
FY26	2025 Estimated 70%	\$521,647,312	\$ 412,340,896	5.0%	0.6030	\$ 1,740,491	0.3629	\$ 1,046,631	\$ 2,787,122	\$ 14,695,714
FY27	2026 Estimated 70%	\$547,729,677	\$ 438,423,261	5.0%	0.6030	\$ 1,850,585	0.3629	\$ 1,112,889	\$ 2,963,473	\$ 17,659,187

Budget Year	Tax Year	Taxable Value ^{1,2}	Value Increase From Base Year	Annual Increase Percentage	City Tax Rate	City Tax ³	County Tax Rate	County Tax ³	Total Revenue Available	Cumulative Revenue Available
FY13	2012 Actual 70%	\$ 105,083,437	\$ 899,281	0.9%	0.5302	\$ 5,795	0.4252	\$ 4,642	\$ 10,437	\$ 10,437
FY14	2013 Actual 70%	116,524,339	12,356,933	10.9%	0.5302	43,472	0.4252	34,962	78,434	88,871
FY15	2014 Actual 70%	143,130,508	41,268,182	22.8%	0.5302	140,785	0.4252	116,509	257,294	346,165
FY16	2015 Actual 70%	145,033,604	42,341,838	1.3%	0.5302	149,771	0.4162	119,571	269,342	615,507
FY17	2016 Actual 70%	151,017,107	48,375,011	4.1%	0.6139	173,695	0.4012	121,378	295,073	910,580
FY18	2017 Actual 70%	190,650,978	86,366,376	26.2%	0.6139	368,718	0.4330	240,973	609,691	1,520,271
FY19	2018 Actual 70%	226,246,103	119,056,967	18.7%	0.6139	509,532	0.4237	310,695	820,227	2,340,498
FY20	2019 Actual 70%	247,526,912	140,337,776	9.4%	0.6139	616,057	0.4237	377,120	993,177	3,333,675
FY21	2020 Actual 25%	341,673,734	232,367,318	38.0%	0.5930	344,464	0.3924	227,625	572,088	3,905,763
FY22	2021 Actual 25%	364,852,357	255,545,941	6.8%	0.6030	384,987	0.3629	231,356	616,343	4,522,106
FY23	2022 Actual 70%	415,053,735	305,747,319	13.8%	0.6030	1,287,780	0.2950	635,620	1,923,400	6,445,506
FY24	2023 Actual 70%	445,539,338	342,018,162	7.3%	0.6030	1,440,800	0.2875	686,935	2,127,735	8,573,241
FY25	2024 Budget 70%	384,743,719	281,222,543	-13.6%	0.6030	1,163,300	0.3085	595,154	1,758,454	10,331,695
FY26	2025 Estimated 70%	403,980,905	300,459,729	5.0%	0.6030	1,242,876	0.3085	635,866	1,878,742	12,210,436
FY27	2026 Estimated 70%	424,179,950	320,658,774	5.0%	0.6030	1,326,431	0.3085	678,613	2,005,044	14,215,481
FY28	2027 Estimated 70%	445,388,948	341,867,772	5.0%	0.6030	1,414,163	0.3085	723,498	2,137,662	16,353,142
Notes:										
2011 Base Value = \$103,521,176										
1- FY 2024 taxable value is the certified value as of July 20, 2024.										
2- FY 2025 taxable value equals \$383,774,039 plus 85% of \$1,140,800 that is under Appraisal Review Board review.										
3- FY 2024-2028 assumes 98% collection rate.										

Agenda Item #6

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Discuss downtown vacancies existing and prospective ordinances and initiatives.

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):

TIRZ Board Request

Sponsor Department (External Funding Request):

Destination Services - Main Street

Project Contact:

Josie Falletta

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$

Funds Available: \$

Fiscal Note:

Prior Board Action:

Directed staff to provide recommendation regarding downtown vacancies.

Background Information:

TIRZ directed staff to return with recommendations for both ordinances and incentives for vacancy abatement.

Council Action:

Alternatives:

Recommendation:

Staff recommend consideration of possible incentive programs to encourage owners of vacant properties to bring them into compliance with existing city ordinances.

DOWNTOWN VACANCY ABATEMENT

DOWNTOWN AREA PLAN RECOMMENDATIONS FOR VACANCIES

Building Form & Infill Development

- B.2 - Pursue strategies to activate vacant storefronts in the near-term and reduce vacancies in the long-term.
- B.10 - Consider vacancy abatement strategies through ordinance updates such as a vacant building registration or minimum standards of care and vacancy fees.

Small Business Support

- F.11 - Support rehabilitation of vacant storefronts by creating a grant program to fund renovations which bring vacant properties into compliance with building codes, or other strategies.

MAIN STREET ANNUAL WORK PLAN ITEMS FOR FY 25

Goal 1: Address vacant storefronts through multi-pronged initiatives.

- Task 2: Consider vacancy abatement strategies through ordinance updates such as a vacant building registration or minimum standards of care and vacancy fees. (B.10)
- Task 3: Support rehabilitation of vacant storefronts by creating a grant program to fund renovations which bring vacant properties into compliance with building codes. (F.11)

Goal 2: Improve existing buildings through targeted incentives and programming.

- Task 1: Expand Main Street Incentive Grant to increase funding for storefront improvements.
- Task 2: Research and provide recommendations for incentives which focus on interior improvements. (F.11)

ENVIRONMENTAL HEALTH - VACANCY ABATEMENT

The City adopted 2021 International Property Maintenance Code in 2023. When the City adopted IPMC 2021 this allowed Code Compliance to enforce unsafe vacant structures that have been abandoned and neglected.

The first set of notice violations were mailed on July 1, 2024, to properties in violation of the IPMC 2021. The ordinance provides one year for properties to come into compliance.

DOWNTOWN VACANCY ABATEMENT CONT.

PROSPECTIVE ORDINANCE

Vacant building registry - Property owners would be required to register vacant properties. Annual fees may be paid for this registration, and fees could be flat rate or calculated by square footage.

Neighborhood Enhancement considered a similar program and identified a vendor that provides this service.

PROSPECTIVE INCENTIVES

Successful vacancy abatement strategies include both a “carrot” (incentive) and a “stick” (ordinance). The City of San Marcos currently provides incentive funding limited to the exterior of a building, excluding life safety systems. Prospective future incentives could include funding for interior improvements, with a focus on structural improvements and/or those which bring a building into compliance with current building codes.

The format for future incentive(s) could include but is not limited to:

- Revolving loan grant - Possible funding structure which offers either a loan or forgivable loan.
- Tax abatement
- Reimbursement Grant

Staff recommend consideration of possible incentive programs to encourage owners of vacant properties to bring them into compliance with existing city ordinances.

Agenda Item #7

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Discuss capacity of Downtown Mobility Hub to accommodate future public restrooms.

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):

TIRZ Board Request

Sponsor Department (External Funding Request):

Destination Services - Main Street

Project Contact:

Josie Falletta

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$ \$175,000

Funds Available: \$

Fiscal Note:

Prior Board Action:

Directed staff to provide information regarding Mobility Hub plumbing.

Background Information:

At the December 2024 meeting, the TIRZ Board asked staff if the Downtown Mobility Hub was plumbed for restrooms. Staff was unable to answer to confirm at that time and have returned with a response.

Council Action:**Alternatives:****Recommendation:**

Staff confirmed that the Downtown Mobility Hub does contain a water supply line for potential future restrooms. However, there is no wastewater connection. This would need to be added from the wastewater main in the adjacent alleyway. Staff estimate that the addition of restrooms could cost around \$175,000. This is a very general estimate and does not include maintenance costs.

FOLLOW UP - DOWNTOWN MOBILITY HUB PLUMBING

OVERVIEW

Per request from the TIRZ 5 Board, staff confirmed that there is a waterline installed at the Downtown Mobility Hub which could be used for future restrooms.

BALLPARK COST - ISTALLATION

Staff confirmed that the Downtown Mobility Hub does contain a water supply line for potential future restrooms. This line is located under the first parking space closest to Hutchison Street.

However, there is no wastewater connection. This would need to be added from the wastewater main in the adjacent alleyway. Staff estimate that the addition of restrooms could cost around \$175,000. Please note this is a very general initial estimate and does not include maintenance costs.

Public restrooms are not listed as a recommendation in the adopted Downtown Area Plan.



Agenda Item #8

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

Receive update from staff regarding ongoing Downtown Landscaping Capital Project.

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):

TIRZ Board Request

Sponsor Department (External Funding Request):

Destination Services - Main Street

Project Contact:

Josie Falletta

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☒ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$

Funds Available: \$

Fiscal Note:

Prior Board Action:

Approved up to \$110,000 for completion of the landscaping capital project.

Background Information:

The Board requested visuals at the next meeting The TIRZ Board approved up to \$110,000 for completion of the landscaping capital project..

Council Action:**Alternatives:****Recommendation:**

The Downtown Landscaping Capital Project began in February 2025. Some portions of the project have already been completed. This includes the pulling of some plants and installation of upgraded irrigation components. In late February/early March, soil amendments and tilling will occur. The large-scale planting is scheduled for the week of March 10, pending weather.

DOWNTOWN LANDSCAPING CAPITAL PROJECT UPDATE

OVERVIEW

The project will include irrigation upgrades, soil amendments, additional plantings, mulch, and some hardscapes. This project aims to improve the downtown landscaping beds and plants, so they are easier to maintain, provide clearer lines of sight for pedestrians, use less water, and act as pollinators for birds, bees, and monarchs.

Project information can be found at sanmarcostx.gov/beautifydowntown.

PROJECT UPDATE

The landscaping project started in February 2025 with site preparation. Thus far, some plants have been removed, beds have been cleared, and winter cutbacks have taken place. In late February, upgraded irrigation components were installed.

In March, soil amendments and tilling will occur. Finally, the large planting will take place the week of March 10, pending weather.

EXAMPLE OF PLANT PALETTE IN ACTION

Shrub - Yellow bell. Yellow blooms, grows up to 4 ft.

Mid plant - Red yucca. Red blooms, grows up to 36 in.

Statement - Whale tongue agave. Pale green leaves. Grows up to 32 in.

Ground cover - Wooly stemodia. Silvery leaves. Grows up to 6 in.



Agenda Item #9

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION:

FY2025 Financial Summary and Expenditure Detail

Meeting date: 3/21/2025

Department (Internal Funding Request) **or Organization** (External Funding Request):
Finance

Sponsor Department (External Funding Request):
Finance

Project Contact:
Jon Locke

TIRZ Financing Plan Activity: [Please select the financing plan activity]

- ☐ Multi-modal transportation and mobility including sidewalks and shuttle services
- ☐ Overall enhancement of downtown including lighting, safety, and other aesthetic features
- ☐ Acquisition of property for parking and other public priorities and related operations and maintenance costs

Amount & Source of Funding:

Funds Required: \$

Funds Available: \$

Fiscal Note:

Prior Board Action:

Background Information:

The FY2025 financial summary reports TIRZ # 5 revenue and expenditures activity as of February 20, 2025. Also included is the detail activity of the expenditures for TIRZ #5 for the same time period.

Council Action:

Alternatives:

Recommendation:

TIRZ #5 - Downtown

FY 2025 Budget to Actual as of February 20, 2025

	FY25 Adopted Budget	FY25 Revised Budget	FY25 Actuals	FY25 Purchase Orders	FY25 Available Budget
Beginning Fund Balance	\$ 4,140,126	\$ 4,140,126	\$ 4,140,126		
Revenues					
City*	\$ 1,163,300	\$ 1,163,300	\$ 220,278		\$ 943,022
County*	595,154	554,641			554,641
Total Revenues	\$ 1,758,454	\$ 1,717,941	\$ 220,278		\$ 1,497,663
Expenses					
Communications / Telephone	\$ 912	\$ 1,058	\$ 265		\$ 793
Contracted Services / Prof. Svcs	240,668	274,024	42,380	144,662	86,982
Main Street Façade Grants	-	30,000			30,000
Uniforms	2,400	2,400	125		2,275
Projects		1,314,141	30,063	50,815	1,233,263
Total Expenses	\$ 243,980	\$ 1,621,623	\$ 72,832	\$ 195,477	\$ 1,353,314
Change in Fund Balance	\$ 1,514,474	\$ 96,318	\$ 147,446		
Estimated Ending Fund Balance	\$ 5,654,600	\$ 4,236,444	\$ 4,287,572		

*FY25 estimated based on total property tax collections being at 99% of the levy.

Projects	Approved Project Funding	Project to Date Actuals	Available Project Funds	
Downtown Shuttle (1.5 Year Pilot)	\$ 500,000	\$ 470,372	\$ 29,628	*Project has been terminated.
Alley Redevelopment (Phase 1)	600,000	144,687	455,313	
Pedestrian Safety & Comfort	200,000	-	200,000	
Downtown Reconstruction	500,000	-	500,000	
Downtown Security Cameras	50,000	50,000	-	
Courthouse Grounds Renovations	506,366	506,366	(0)	
Camera Connectivity	48,828	-	48,828	
Planting Project	110,000	-	110,000	
	\$ 2,515,194	\$ 1,171,425	\$ 1,343,769	

POST DATE	DESCRIPTION	AMOUNT	VDR NAME/ITEM DESC	COMMENTS
12/09/2024	COMMUNICATIONS/TELEPHONE	88.14	ATT BILL PAYMENT	TIRZ 5 Temps, CVB and Main Str
12/09/2024	COMMUNICATIONS/TELEPHONE	88.20	ATT BILL PAYMENT	MS, CVB, and TIRZ Staff Phones
01/22/2025	COMMUNICATIONS/TELEPHONE	88.20	ATT BILL PAYMENT	MS, CVB, and TIRZ Staff Phones
	Total	264.54		
11/06/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 10/
11/13/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 11/
11/13/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 11/
11/26/2024	CONTRACTED SERVICES	1,037.20	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
11/26/2024	CONTRACTED SERVICES	1,037.20	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
11/26/2024	CONTRACTED SERVICES	985.34	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
11/26/2024	CONTRACTED SERVICES	829.76	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
11/26/2024	CONTRACTED SERVICES	1,037.20	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
11/26/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 11/
12/11/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 12/
12/18/2024	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 12/
12/23/2024	CONTRACTED SERVICES	959.41	PRIORITY PERSONNEL LLC	MAIN STREET ACCT:13120 MAGUIRE
12/31/2024	CONTRACTED SERVICES	897.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 12/
12/31/2024	CONTRACTED SERVICES	805.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 12/
01/08/2025	CONTRACTED SERVICES	644.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 12/
01/08/2025	CONTRACTED SERVICES	759.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 11/
01/08/2025	CONTRACTED SERVICES	655.50	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 01/
01/15/2025	CONTRACTED SERVICES	736.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 01/
01/29/2025	CONTRACTED SERVICES	736.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 01/
02/05/2025	CONTRACTED SERVICES	828.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 01/
02/12/2025	CONTRACTED SERVICES	920.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 02/
02/19/2025	CONTRACTED SERVICES	874.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 02/
02/19/2025	CONTRACTED SERVICES	184.00	EXPRESS SERVICES INC	ACCT:17420066 TREJO, J W/E 02/
	Total	19,444.61		
11/13/2024	PROFESSIONAL SERVICES	180.00	DIAMONDBACK LANDSCAPING AND LAWN CARE	EMERGENCY IRRIGATION FIX HUTCH
11/13/2024	PROFESSIONAL SERVICES	2,840.00	NATIVE TX GROWERS LTD	PLANTS FOR HUTCHISON LANDSCAPI
12/09/2024	PROFESSIONAL SERVICES	334.08	GEO GROWERS	Soil for Hutchison beds
12/09/2024	PROFESSIONAL SERVICES	473.25	NEW NURSERY AUSTIN, LLC	Plants for Hutchison and Veram
11/20/2024	PROFESSIONAL SERVICES	1,750.00	DIAMONDBACK LANDSCAPING AND LAWN CARE	PLANTING PROJECT- HUTCHISON ST
12/26/2024	PROFESSIONAL SERVICES	29.95	THE PLANT HAUS	Soil for pots downtown
12/26/2024	PROFESSIONAL SERVICES	44.91	THE PLANT HAUS	Plants for downtown pots
12/26/2024	PROFESSIONAL SERVICES	90.00	"SQ CASA VERDE FARMS,"	Plants for downtown pots
01/08/2025	PROFESSIONAL SERVICES	9,468.10	DECORIQ LLC	DOWNTOWN LIGHTING REPAIRS
01/08/2025	PROFESSIONAL SERVICES	388.44	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/08/2025	PROFESSIONAL SERVICES	24.45	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	58.69	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	174.75	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	20.92	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	13.17	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	119.69	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/08/2025	PROFESSIONAL SERVICES	65.60	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/08/2025	PROFESSIONAL SERVICES	24.45	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/08/2025	PROFESSIONAL SERVICES	119.69	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/08/2025	PROFESSIONAL SERVICES	13.17	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/08/2025	PROFESSIONAL SERVICES	198.47	WORKQUEST	VEGETATION CNTRL OCTOBER 2024/
01/15/2025	PROFESSIONAL SERVICES	409.05	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
01/15/2025	PROFESSIONAL SERVICES	119.69	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
01/15/2025	PROFESSIONAL SERVICES	13.17	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
01/15/2025	PROFESSIONAL SERVICES	69.75	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
01/15/2025	PROFESSIONAL SERVICES	58.69	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
01/15/2025	PROFESSIONAL SERVICES	21.74	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
02/05/2025	PROFESSIONAL SERVICES	337.14	WORKQUEST	VEGETATION CNTRL DECEMBER 2024
02/05/2025	PROFESSIONAL SERVICES	23.64	WORKQUEST	VEGETATION CNTRL NOVEMBER 2024
02/12/2025	PROFESSIONAL SERVICES	4,916.81	POUNDS GROUP LLC	DOWNTOWN HANDRAIL
02/19/2025	PROFESSIONAL SERVICES	119.69	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
02/19/2025	PROFESSIONAL SERVICES	53.56	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
02/19/2025	PROFESSIONAL SERVICES	285.90	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
02/19/2025	PROFESSIONAL SERVICES	1.40	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
02/19/2025	PROFESSIONAL SERVICES	51.79	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
02/19/2025	PROFESSIONAL SERVICES	21.74	WORKQUEST	VEGETATION CNTRL JANUARY 2025/
	Total	22,935.54		
	Contracted Services/Prof. Services Total	42,380.15		

12/09/2024 UNIFORMS		124.75	CREEDS AND CRESTS	Hats for maintenance staff
	Total	124.75		
01/29/2025 TIRZ 5 CAP PROJ MAJOR		30,063.00	HAYS COUNTY	HAYS CO. COURTHOUSE RENOVATION
	Total	30,063.00		
	Grand Total	72,832.44		

TIRZ #5-Downtown as of October 1, 2024

Budget Year	Tax Year	Taxable Value ^{1,2}		Value Increase From Base Year	Annual Increase Percentage	City Tax Rate	City Tax ³		County Tax Rate	County Tax ³		Total Revenue Available	Cumulative Revenue Available			
FY13	2012 Actual 70%	\$	105,083,437	\$	899,281	0.9%	0.5302	\$	5,795	0.4252	\$	4,642	\$	10,437	\$	10,437
FY14	2013 Actual 70%		116,524,339		12,356,933	10.9%	0.5302		43,472	0.4252		34,962		78,434		88,871
FY15	2014 Actual 70%		143,130,508		41,268,182	22.8%	0.5302		140,785	0.4252		116,509		257,294		346,165
FY16	2015 Actual 70%		145,033,604		42,341,838	1.3%	0.5302		149,771	0.4162		119,571		269,342		615,507
FY17	2016 Actual 70%		151,017,107		48,375,011	4.1%	0.6139		173,695	0.4012		121,378		295,073		910,580
FY18	2017 Actual 70%		190,650,978		86,366,376	26.2%	0.6139		368,718	0.4330		240,973		609,691		1,520,271
FY19	2018 Actual 70%		226,246,103		119,056,967	18.7%	0.6139		509,532	0.4237		310,695		820,227		2,340,498
FY20	2019 Actual 70%		247,526,912		140,337,776	9.4%	0.6139		616,057	0.4237		377,120		993,177		3,333,675
FY21	2020 Actual 25%		341,673,734		232,367,318	38.0%	0.5930		344,464	0.3924		227,625		572,088		3,905,763
FY22	2021 Actual 25%		364,852,357		255,545,941	6.8%	0.6030		384,987	0.3629		231,356		616,343		4,522,106
FY23	2022 Actual 70%		415,053,735		305,747,319	13.8%	0.6030		1,287,780	0.2950		635,620		1,923,400		6,445,506
FY24	2023 Actual 70%		445,539,338		342,018,162	7.3%	0.6030		1,440,800	0.2875		686,935		2,127,735		8,573,241
FY25	2024 Budget 70%		384,743,719		281,222,543	-13.6%	0.6030		1,163,300	0.3085		595,154		1,758,454		10,331,695
FY26	2025 Estimated 70%		403,980,905		300,459,729	5.0%	0.6030		1,242,876	0.3085		635,866		1,878,742		12,210,436
FY27	2026 Estimated 70%		424,179,950		320,658,774	5.0%	0.6030		1,326,431	0.3085		678,613		2,005,044		14,215,481
FY28	2027 Estimated 70%		445,388,948		341,867,772	5.0%	0.6030		1,414,163	0.3085		723,498		2,137,662		16,353,142

Notes:

- 2011 Base Value = \$103,521,176
- 1- FY 2024 taxable value is the certified value as of July 20, 2024.
- 2- FY 2025 taxable value equals \$383,774,039 plus 85% of \$1,140,800 that is under Appraisal Review Board review.
- 3- FY 2024-2028 assumes 98% collection rate.