



**City of San Marcos
TIRZ # 5 Board
February 12, 2026 10 A.M.
City Hall Conference Room
630 E. Hopkins St.
San Marcos, TX
Meeting ID: 289 335 777 962 42
Passcode: zV2wX3u8**

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 January 23, 2026 meeting minutes. Pg. 3-4

PRESENTATIONS

None

PUBLIC HEARINGS

None

ACTION ITEMS

2. Receive an update from staff on the Downtown Alley Lighting Project and consider a budget amendment to increase costs related to installing elements of the Downtown Alley Lighting Project by up to \$200,000. Pg. 7-21
3. Review and consider amending the Project Plan Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone No. 5 to fund the Downtown Alley Lighting Project by an additional amount of up to \$200,000. Pg. 24-37

DISCUSSION ITEMS

None

REPORTS

None

FUTURE AGENDA ITEMS

4. 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

January 23, 2026 11:00 AM
City Hall Conference Room
Microsoft Teams

I. **Call to Order**

The meeting was called to order at 11:00 a.m.

II. **Roll Call**

Present: Mayor Jane Hughson
Commissioner Debbie Gonzales Ingalsbe – not present
Judge Ruben Becerra
Council Member Amanda Rodriguez
Kyle Mylius, Business Owner

III. **Citizen Comment Period**

No citizen comments.

1. **Consider approval, by motion, of December 11, 2025 meeting minutes.**

- Council Member Amanda Rodriguez moved to approve December 11, 2025 meeting minutes.
- Seconded by Kyle Mylius
- Passed unanimously

2. **Consider approval, by motion, of December 17, 2025 meeting minutes – TIRZ #5 Board and Main Street Advisory Board joint meeting.**

- Council Member Amanda Rodriguez moved to approve December 17, 2025 meeting minutes – TIRZ #5 Board and Mainstreet Advisory Board joint meeting.
- Seconded by Mayor Jane Hughson
- Passed unanimously

3. Receive update on the Lighting Project – Downtown Phase 1 from Shaun Condor, CIP/Engineering and provide direction. The Hybrid Plan as previously agreed, was presented with an updated lighting recommendation plan to use 1) cobra-head in 9 alleys, 2) solar heads in 5 alleys 3) Lighting 2 alleys with cobra-heads and rope lighting in Kissing Alley and Boyhood Alley (refer to illustrated map in agenda packet). A more definitive plan is needed regarding which other alleys may have the rope lighting. Keeping the ambience, continuity, cost and safety as key elements to the historical aesthetics of downtown. The Board has agreed all poles are to be the color black with gloss finish, not powder coating. In receipt of the lighting plan updates, CIP will proceed with a cost proposal for:

- a) Rope light design in Boyhood Alley to extend from MLK to San Antonio Streets - with the addition of a decorative pole nearer to the street and less decorative in the rear based on cost.
- b) See if vendor has any black Decker poles (existing now but in black).
- c) Look at other simple poles and see cost difference.
- d) Quote/estimate to paint street signals that are green and paint them black.
- e) Design D – “Essential” for solar choice (pg. 19 of agenda).
- f) Reach out to other cities that have found a historic solar looking light and what their experiences have been and how or if they display string lights within their city.

Discussion Items

None

Future Agenda Items: As Action

- 1. To move forward and to start purchasing.
- 2. Processes to move forward with Boyhood Alley.
- 3. Painting project.
- 4. Amend the TIRZ project and financing plan for council approval/vote.
- 5. Bylaws - TBD

Meeting Adjourned: 12:30 p.m.

AGENDA ITEM #2

Downtown TIRZ #5 Approval Review Form

AGENDA CAPTION

Receive an update from staff on the Downtown Alley Lighting Project and consider a budget amendment to increase costs related to installing elements of the Downtown Alley Lighting Project up to \$200,000.

Meeting date: 2/12/2026

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

Sponsor Department (External Funding Request)
CIP/Engineering

Project Contact:
Shaun Condor

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: \$

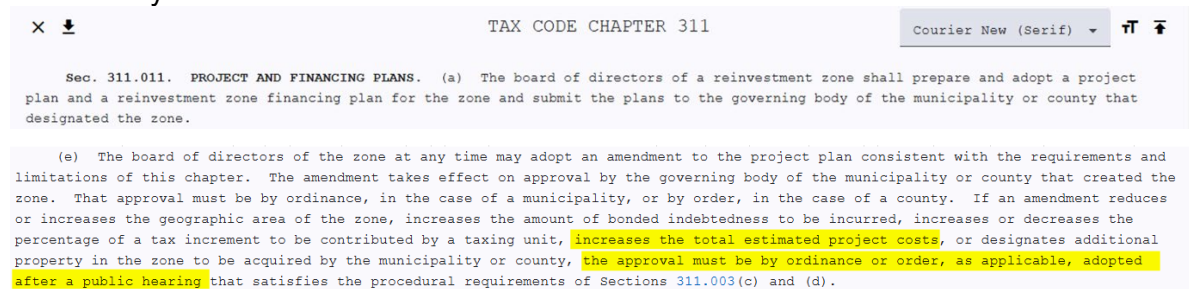
Funds Available: \$

Prior Board Action:

At the 1/23/2026 TIRZ 5 Board meeting, the TIRZ 5 Board requested that staff return with additional information for the hybrid Downtown Alley Lighting Plan.

Background Information:

The TIRZ 5 Board approved the concept of a hybrid Downtown Alley Lighting Plan. The Board requested additional information on the solar lighting plan, string lighting feasibility for Boyhood alley, refined details on adding cobra heads to existing poles, and information on feasibility and costs for painting or replacing existing green infrastructure to be black for consistency.



Council Action:

Alternatives:

Recommendation:

Staff recommend moving forward with the hybrid Downtown Alley Lighting Plan that includes additional cobra head lights on existing poles and a solar lighting pilot in select alleys. Should the Board wish to implement string lighting in Boyhood Alley, staff recommend allocating funding to investigate feasibility. Should the Board wish to have consistent color for downtown amenities, staff recommend adding this retrofit project to an upcoming Downtown Capital Improvement Project.



City of San Marcos

TIRZ 5 Board Meeting

February 12, 2026



Presentation

Receive an update from staff on the Downtown Alley Lighting Project and consider a budget amendment of up to \$200,000 for all costs related to installing elements of the Downtown Alley Lighting Project.

Agenda



- **Decision Made So Far**
- **Feedback Requested By Board**
- **Hybrid Plan Final**
- **Retrofit existing appurtenances**
- **Feedback Needed**
- **Next steps**

Decision's Made

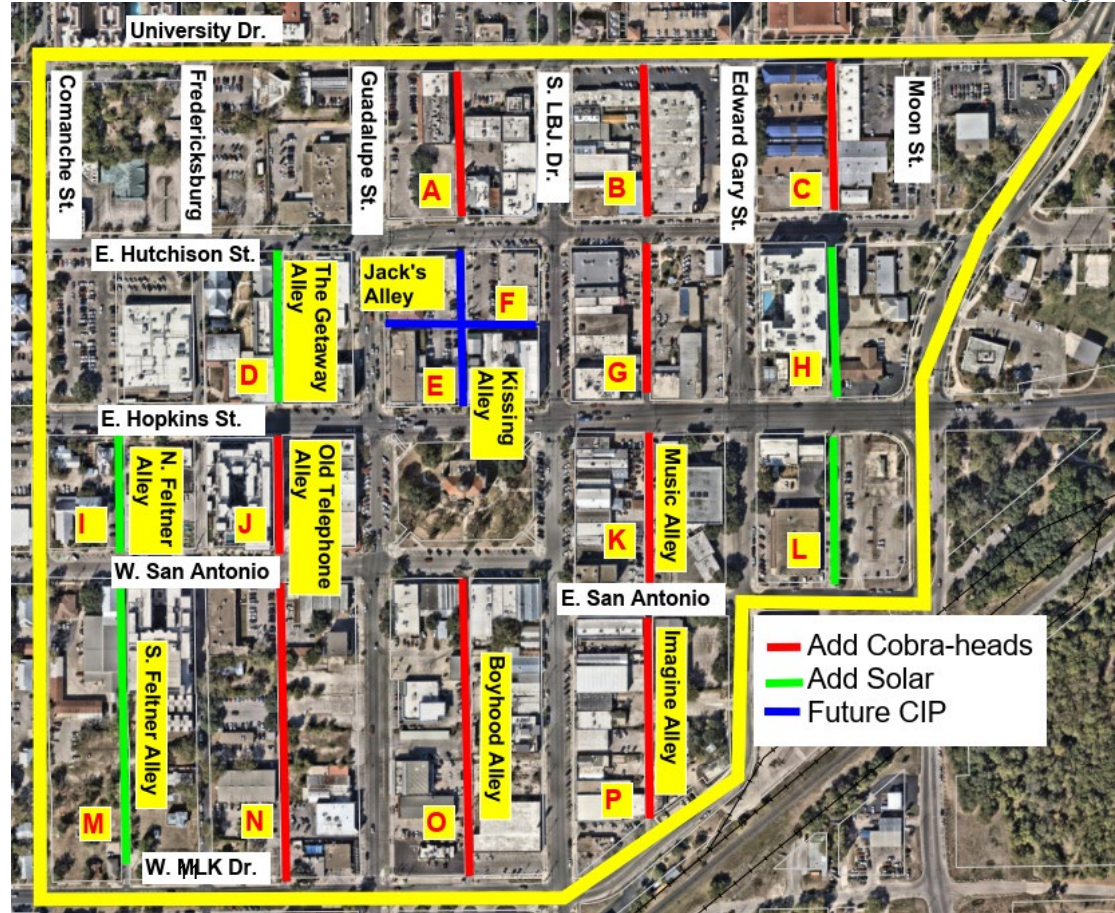
1. **Project Limits – Alleys Only** *(next slide)*
2. **Light Pole Color Downtown – Black**
3. **Light Pole Standard for Alleys**
 - a) Hardwired – Black Cobra Head
 - b) Solar – Essential
4. **Light Pole Standard for thoroughfare**
 - a) Match existing “antique” but in black
5. **Proceed with Hybrid Plan**
 - a) Include Boyhood Rope Light Study
6. **Maintenance will be funded by TIRZ**



Decision's Made



1. Silver cobra-head installed in 9 alleys
2. Essential solar design installed in 5 alleys
3. Install lighting as planned in Kissing Alley Project





Feedback Requested By Board

- 1. Request feedback about Solar Lights installed by Fonroche from other Cities**
- 2. Bring back a funding request the Downtown Alley Lighting Project (Hybrid Plan)**
 - a) Proceed with Hybrid Plan as presented
 - b) Perform an engineering feasibility study for rope lighting on Boyhood Alley
- 3. Provide a cost to retrofit existing green downtown appurtenances to black.**

Feedback - Fonroche Solar Lights



- **Feedback was very positive and confirmed the staff recommendation to proceed with Fonroche Solar Lights**
- **City of Wimberly – Tim Patek, City Administrator**
 - “Fonroche Solar Lights are working great for us in Wimberley.”
- **City of Kyle – David Lopez, Director of Parks & Rec**
 - “I will continue to use Fonroche as I am pleased with their products, continuous improvement efforts, and customer support.”
- **City of Schertz**
 - “We haven't had any issues in the year we have had them up, so yes we would go with them again.”

Hybrid Plan - Final



- 1) Proceed with Expedited Plan in 9 alleys by installing silver cobra-heads on existing poles (+25 lights)
- 2) Add “Essential” Solar Lights by Fonroche to 5 alleys (+11 lights)
- 3) Add full lighting replacement to **existing** CIP jobs
 - a) City Staff will submit TIRZ applications for downtown projects in future
 - b) **Kissing Alley** - TIRZ already approved funding and we are including lighting with it
 - c) **Pat Garrison** – Staff will bring forward an application to include lighting
 - d) ***Downtown Reconstruction Phase II** –TIRZ already approved \$500K for design on this project, which will be used to prepare concepts
- 4) Maintenance Cost – To be funded by TIRZ
 - a) As listed above, maintenance costs are negligible since solar maintenance is covered by the vendor and cost to operate 25 lights < \$1,000
 - b) Will continue to evaluate with Boyhood Alley Rope Light Request

Hybrid Plan - Final



- 5) **Boyhood Alley Rope Light Project** - Perform a feasibility study to determine if rope lighting is feasible and what is the estimated cost
 - a) Recommend adding scope of the ***Downtown Reconstruction Phase II** Preliminary Engineering Report (PER) scheduled to start next year.
 - b) Staff will present the draft PER to the TIRZ board seeking feedback on the project.
 - a) Allows City staff to manage workload
 - b) Approximately 1-2 years from now
 - c) Allow for public feedback on the project; including Boyhood Alley
 - d) Allows City staff to evaluate the success & cost of Kissing Alley rope lighting

Retrofit existing appurtenances

1. Provide a cost to retrofit existing green downtown appurtenances to black.

- a) Traffic Signals
- b) Pedestrian Lighting
- c) Handrailing
- d) Benches
- e) Trash

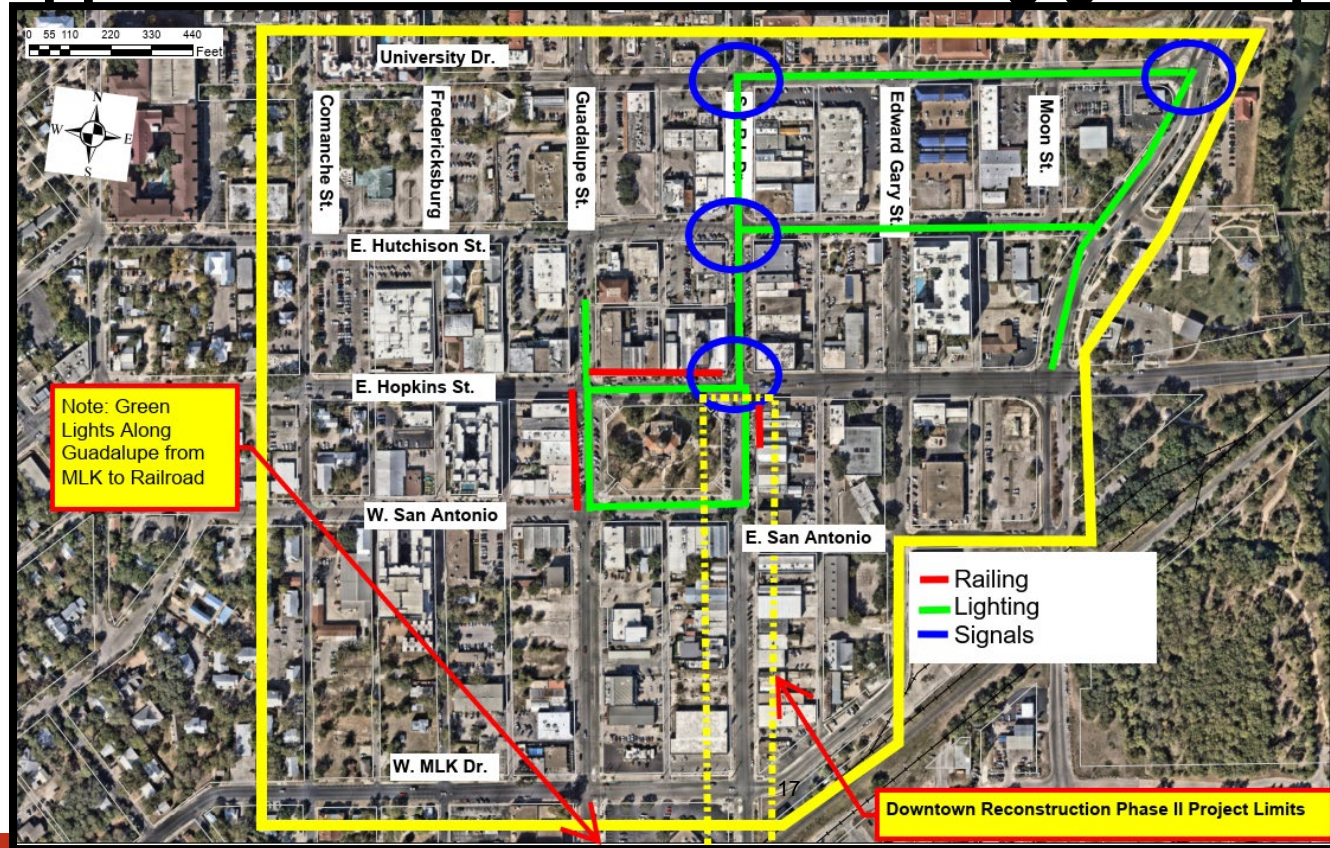


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Retrofit existing appurtenances

2. Approximate Locations of existing green appurtenances



**Benches & Trash
Bins Everywhere**



Retrofit existing appurtenances

3. Factors to consider:

- a) End of life of each appurtenance – may justify replacement over painting
- b) Future CIP projects – take advantage of existing projects for staffing and better bids
- c) Estimate is based of research and not actually quotes

4. Estimate

	Count	To Paint		Replacement	
		Unit Price	Total	Unit Price	Total
1. Railing – by Linear Feet	1200	\$ 20	\$24,000	\$ 300	\$360,000
2. Acorn Light – by Each	120	\$ 500	\$60,000	\$ 6,000	\$720,000
4. Traffic Signal – By Each	5	\$ 10,000	\$50,000	\$ 50,000	\$250,000
5. Trash Can – By Each	TBD	\$ 200		\$ 3,600	TBD
6. Bench's – By Each	TBD	\$ 200		\$ 1,800	TBD

Retrofit existing appurtenances



5. Staff Recommendation

- a) Recommend adding scope of the ***Downtown Reconstruction Phase II** - Preliminary Engineering Report (PER) scheduled to start within 6-12 months
- b) Allow time to properly inventory appurtenances and determine if any have reached end of life
- c) Allow retrofit to start with construction of ***Downtown Reconstruction Phase II**
 - i. *Project will require TIRZ Board approval for continuing design and construction funding; we can include funding request for this task*
 - ii. *Start process of converting to black paint when new black appurtenances are installed*
- d) Allows City staff to manage workload
- e) Allows for better pricing for the retrofit

Feedback Needed

1. Good with the “**Downtown Alley Lighting Project**” formally known as the “Hybrid Plan”?

Downtown Alley Lighting Project	Cost	Schedule
1. Expedited Lights	\$30K-\$50K	3-6 Months
2. Solar Replacement	\$100K-\$125K	6-12 Months
3. Full Replacement – Future CIP	TBD	TBD
4. Maintenance Cost	Negligible At This Time	
5. Study - Boyhood Rope Lighting & Retrofit	\$30K-\$50K	With CIP

2. Good with including Boyhood & Retrofit with Downtown Reconstruction Phase II project scope?
3. Good with \$200K Funding Request?



Next steps & Questions

- Approve Funding for Downtown Alley Lighting Project (**Today**)
 - Expedited Lights
 - Solar Lights
 - Study for Boyhood Rope Lighting Feasibility & Retrofit to black paint
- Pat Garrison Utility Project – Staff will bring forward an application to included lighting within the next year
- Downtown Reconstruction Phase II project scope
 - Scheduled to start within 6-12 months
 - Draft PER will be presented to TIRZ board in 2028
 - Boyhood Rope Lighting Study - feasibility & cost estimate
 - Retrofit Project Study - recommendation to paint or replace & cost estimate
 - Downtown Reconstruction Ph II Study – design concepts & cost estimate
 - Seek direction for additional TIRZ funding to continue with design & funding

AGENDA ITEM #3

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 to fund the Downtown Alley Lighting Project in an amount up to \$200,000.

Meeting date: 2/12/2026

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

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: \$ 200,000

Funds Available: \$

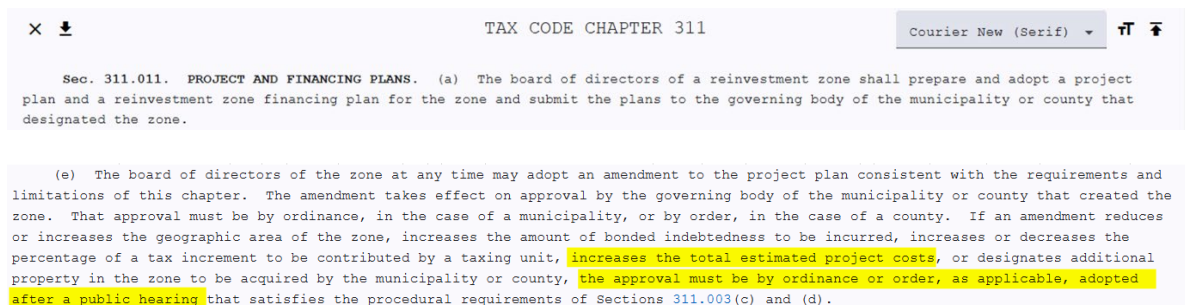
Prior Board Action:

03/21/25 - board approved an amendment to increase the Project Plan and Investment Zone Financing Plan budget by \$2,789,486 for a total budget of \$6,969,098.

09/18/25 - board approved an amendment to increase the Project Plan and Investment Zone Financing Plan budget by \$175,000 for a total budget of \$7,144,098.

Background Information:

Project Plan and Investment Zone Financing Plan for City of San Marcos, Texas Tax Increment Reinvestment Zone No.5 proposed amendment to increase the budget by \$200,000 to cover the costs of the board approved hybrid Downtown Alley Lighting Plan.

**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**

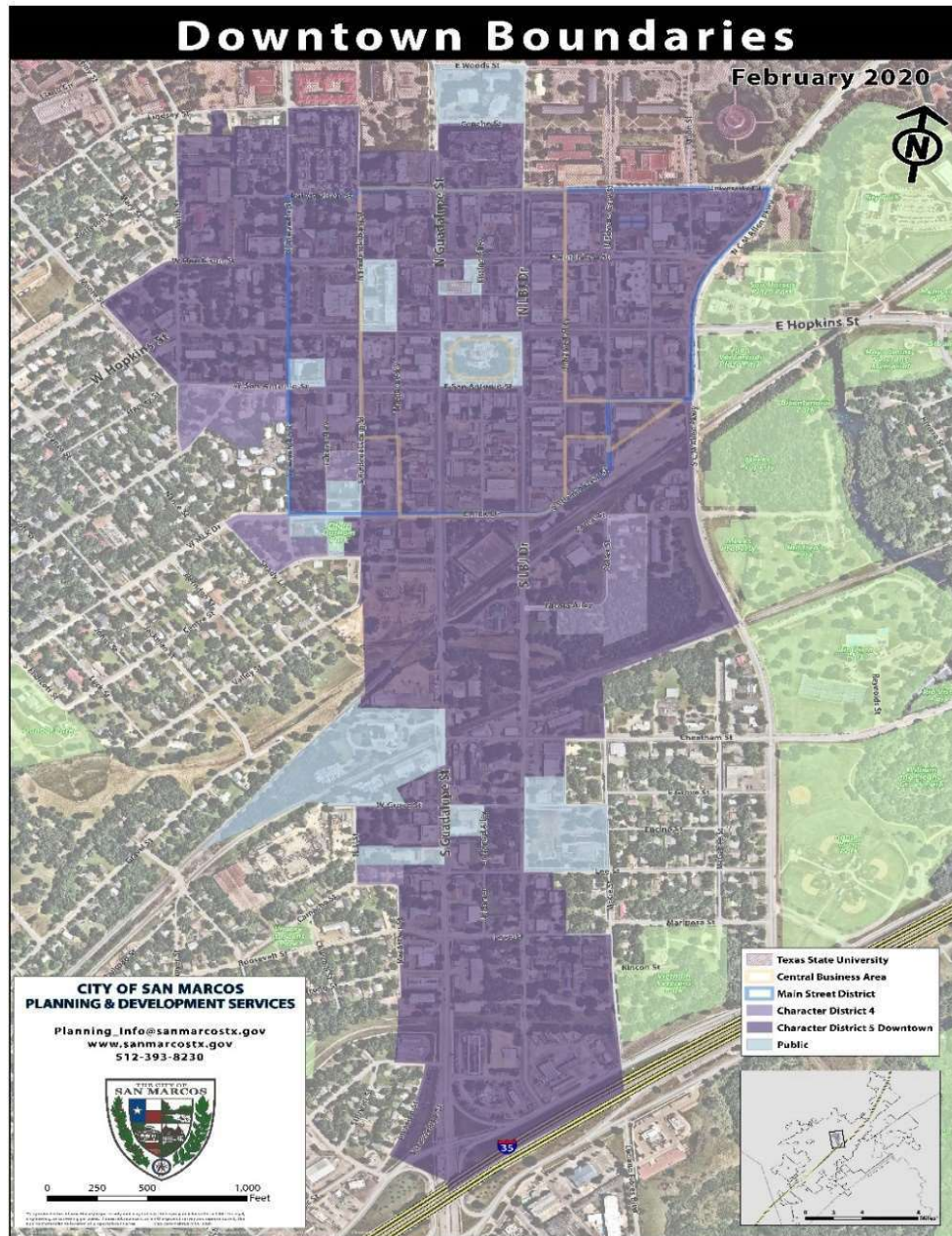


Table of Contents

The TIRZ Concept Generally

Executive Summary

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.

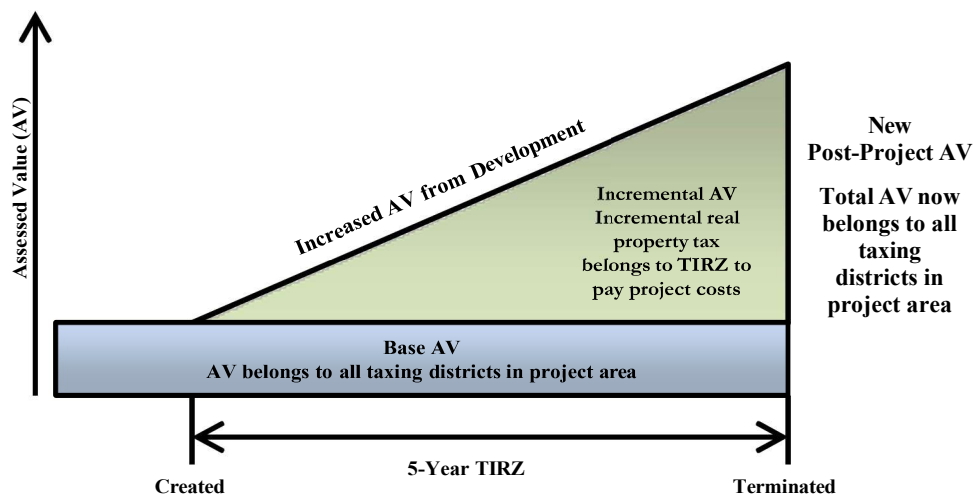
Cities may create a TIRZ where conditions exist that substantially impair an area’s sound growth and where development or enhancements financed by the TIRZ significantly enhance the value of all the taxable real property in a TIRZ and of general benefit to the city or county.

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	\$2,208,555
2	Overall enhancement of downtown including lighting, safety, and other aesthetic features	\$3,135,543 2,935,543
3	Acquisition of property for parking and other public priorities and related operations and maintenance costs	\$2,000,000
	TOTAL ESTIMATED PROJECT COSTS:	\$7,344,098 7,144,098

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

2. Annual Allocation Breakdown

Table 2 – Proposed Annual Costs

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

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 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.

From time to time, the TIRZ Board will approve a capital project that requires routine and ongoing maintenance. The TIRZ Board approves the use of TIRZ revenue to pay for routine and ongoing maintenance required as identified in Table 2.

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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

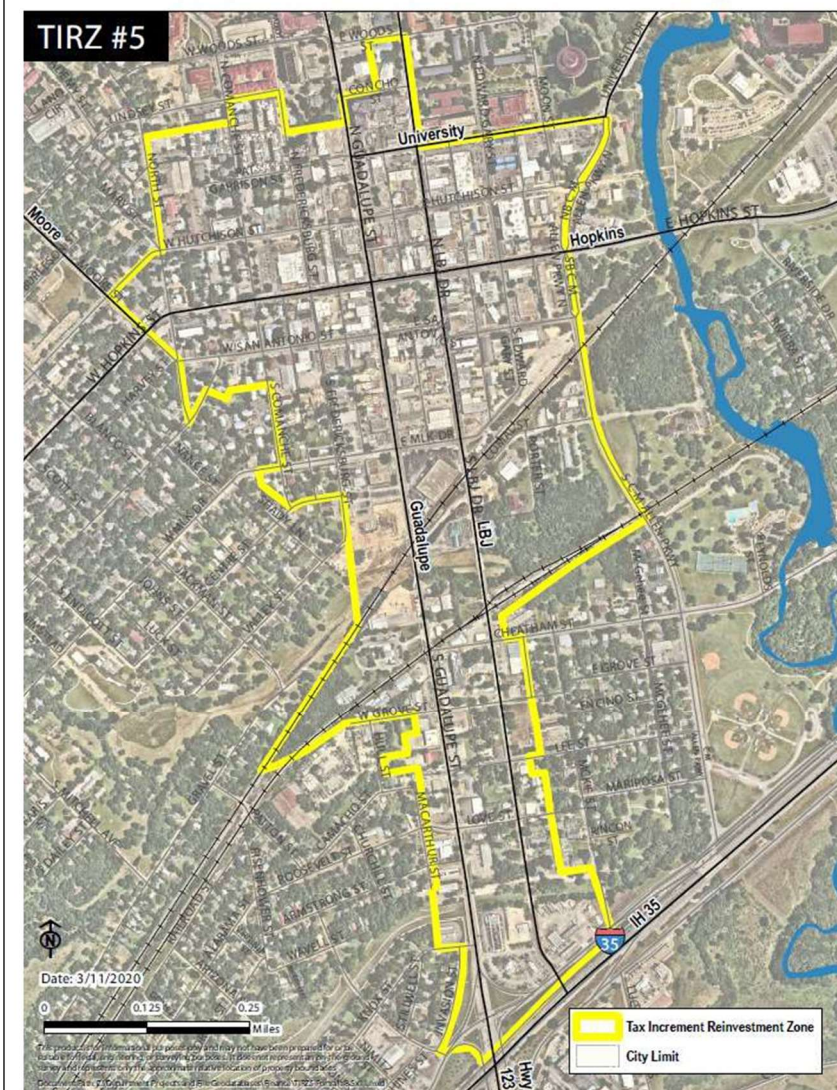
1. Map showing existing uses and conditions of real property in Zone No. 5

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.

MAP SHOWING EXISTING USES AND CONDITIONS OF REAL PROPERTY IN BOUNDARIES OF ZONE No. 5



PROJECTS

1. Table showing proposed, ongoing, and completed improvement projects 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 – TIRZ 5 PROJECTS	
TIRZ 5 Projects	
Justice Center Streetscape Improvement Project 100 Block E. Martin Luther King Drive, San Marcos, TX	Complete
Alley Redevelopment - Phase 1	Complete
Cheatham Street Flats Alley Paving	Complete
Downtown Security Cameras	Complete
Pedestrian Safety and Comfort	
Downtown Reconstruction/Capital Area Metropolitan Planning Organization	
Downtown Shuttle (One Year Pilot)	Complete
Courthouse Grounds Renovations	Complete
Planting Project – Phase 1	
Camera Connectivity	
Property Acquisition and Maintenance and Operations	Complete
Bike Racks	
Trash/Recycling Receptacles	
Photometric Study	
Sidewalk Capital Improvements	
Planting Project – Phase 2	
Art Project	

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 65 (1)	% Dedicated
City of San Marcos	\$0.6 515030 / \$100	70%
Hays County <u>(2)</u>	\$0.3 573085 / \$100	70%

- (1) 202~~65~~ 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	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 Actual 70%	365,722,284	262,201,108	-17.9%	0.6030	1,214,225	0.3085	621,036	1,835,261	10,408,502
FY26	2025 Budget 70%	360,098,963	256,577,787	-1.5%	0.6515	1,146,721	0.3573	628,892	1,775,613	12,184,115
FY27	2026 Estimated 70%	378,103,911	274,582,735	5.0%	0.6515	1,227,190	0.3573	673,024	1,900,214	14,084,329
FY28	2027 Estimated 70%	397,009,107	293,487,931	5.0%	0.6515	1,311,683	0.3573	719,362	2,031,044	16,115,373
Notes:										
2011 Base Value = \$103,521,176										
1- FY 2026- 2028 assumes 98% collection rate.										
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.										